



ZONING COMMISSION AGENDA

**Wednesday, December 10, 2014
1000 Throckmorton St.
Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

Nick Genua, CD 7, Chair	_____	Melissa McDougall, CD 5	_____
Charles Edmonds, Vice Chair, CD 4	_____	Natalie Moore, CD 6	_____
Will Northern, CD 1	_____	Wanda Conlin, CD 8	_____
Carlos Flores, CD 2	_____	Gaye Reed, CD 9	_____
Justin Reeves, CD 3	_____		

I. WORK SESSION 9:00 AM PreCouncil Chamber – 2nd Floor

- | | |
|--|-------|
| A. Briefing: Previous Zoning Actions by City Council | Staff |
| B. Review: Today's Cases | Staff |

The Zoning Commission may recess for lunch and staff briefing at approximately 12:00 Noon in the Pre-Council Chamber and if a recess is taken will reconvene at approximately 1:00 P.M.

Discussions at lunch recess: None

II. PUBLIC HEARING 10:00 AM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, JANUARY 6, 2015 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- | | |
|--|-------|
| A. Call to Order | Chair |
| B. Approval of November 12, 2014 Meeting Minutes | _____ |

To view the docket: <http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

C. Continued Cases

1. ZC-14-142 CHAD AND MIMI STEPHENS INVESTMENTS LP 133 N. Bailey Ave 0.51 ac. CD 7

- a. Applicant/Agent: Nolan Bradshaw
b. Request: *From:* "CR" Low Density Multifamily *To:* "PD/SU" Planned Development for an office with "ER" Neighborhood Commercial Restricted development standards; site plan included

2. ZC-14-150 CHESAPEAKE LAND DEV. CO LLC 4109 Westridge Ave. 3.738 ac. CD 3

- a. Applicant/Agent: Brent Hammond/Trepex Acquisitions LLC
b. Request: *From:* "C" Medium Density Multifamily *To:* "PD/C" Planned Development for all uses in "C" Medium Density Multifamily plus assisted living; site plan included

D. New Cases:

3. ZC-14-153 RICHARD AND LINDA CLAYTOR 1601 NW 25th St. and 2417 Prairie Ave. 0.68 ac. CD 2
a. Applicant/Agent: Gary M. Moates
b. Request: *From*: "E" Neighborhood Commercial *To*: "CF" Community Facilities
4. ZC-14-156 DGI ENTERPRISES, LP 3900 Block N. Tarrant Pkwy. 2.89 ac. CD 4
a. Applicant/Agent: John Crosby/Calloway's Nursery Inc.
b. Request: *From*: "I" Light Industrial *To*: "E" Neighborhood Commercial
5. ZC-14-157 SUTTON FIELD INVESTMENTS LLC 10600 Alta Vista Rd. 33.37 ac. CD 7
a. Applicant/Agent: Clayton Snodgrass/Travis Clegg
b. Request: *From*: "E" Neighborhood Commercial *To*: "A-5" One-Family
6. ZC-14-158 EDWARDS GEREN LTD. 3051 and 3053 Bryant Irvin Rd. 12.40 ac. CD 3
a. Applicant/Agent: Travis Clegg
b. Request: *From*: "PD-630" Planned Development for all uses in "MU-2" High Intensity Mixed Use as outlined in the September 30, 2003 Comprehensive Zoning Ordinance with a minimum 20 ft front yard setback and a minimum block length of 500 ft., maximum block length 1500 ft., with 20% of the block length to be allowed between 200 and 500 ft.; site plan waived *To*: "G" Intensive Commercial
7. ZC-14-159 R/P LPC II LTD. 2500 River Park Dr. 6.54 ac. CD 3
a. Applicant/Agent: Larry Jackson
b. Request: *From*: "G" Intensive Commercial *To*: "PD/A-5" Planned Development for all uses in 'A-5" One-Family with the following waivers: less than minimum lot size of 5,000 sf; greater than 50 percent maximum lot coverage; less than 20 ft. front yard setback, 5 ft. side yard setback for interior lots and 10 ft. on side streets, and 5 ft. rear setback; less than 50 ft. lot width at the building line, site plan included
8. ZC-14-161 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 919 W. Mason St. 0.11 ac. CD 9
a. Applicant/Agent: City of Fort Worth
b. Request: *From*: "B" Two-Family *To*: "A-5" One-Family
9. ZC-14-162 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 4620 Tidwell Dr. 0.18 ac. CD 2
a. Applicant/Agent: City of Fort Worth
b. Request: *From*: "B" Two-Family *To*: "A-7.5" One-Family
10. ZC-14-163 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 3000 Elinor St. 0.37 ac. CD 4

- a. Applicant/Agent: City of Fort Worth
- b. Request: *From:* "B" Two-Family *To:* "A-5" One-Family

11. ZC-14-164 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 1300 Blk Everman Pkwy.
2.11 ac. CD 8

- a. Applicant/Agent: City of Fort Worth
- b. Request: *From:* "F" General Commercial *To:* "ER" Neighborhood Commercial Restricted

12. ZC-14-165 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 1704 Bessie St.
0.15 ac. CD 8

- a. Applicant/Agent: City of Fort Worth
- b. Request: *From:* "B" Two-Family *To:* "A-5" One-Family

13. ZC-14-166 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 540 W. Beddell St.
0.10 ac. CD 9

- a. Applicant/Agent: City of Fort Worth
- b. Request: *From:* "B" Two-Family *To:* "A-5" One-Family

ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.



Case Number **ZC-14-142**

**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
December 10, 2014

Council District 7

Continued	Yes <u>X</u> No <u> </u>
Case Manager	<u>Stephen Murray</u>
Surplus	Yes <u> </u> No <u>X</u>
Council Initiated	Yes <u> </u> No <u>X</u>

Owner / Applicant: **Chad and Mimi Stephens Investments LP**

Site Location: 133 N. Bailey Ave. Mapsco: 61Z

Proposed Use: **Office**

Request: From: "CR" Medium Density Multifamily

To: "PD/SU" Planned Development Specific use for an office with "ER" Neighborhood Commercial Restricted development standards, site plan included.

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is not consistent. (Technical Inconsistency)**

Background:

The site is located at the intersection of N Bailey and White Settlement Rd. The applicant is proposing a zoning change from "CR" Low Density Residential to PD/SU" Planned Development Specific use for an office only with "ER" Neighborhood Commercial Restricted development standards, site plan included. The applicant plans to demolish the existing multifamily complex to construct a 9,200 sf, two-story office building. The building is to be used by four different businesses, the owner being one of the tenants.

The proposed site is located on the corner of a collector and minor arterial, which would accommodate a small office building. The structure to be demolished was built over 42 years ago and current zoning standards would only allow a maximum of six (6) units. A school is located directly west of the proposal with multifamily to the north and east and single-family across the street on White Settlement Road. An office is an appropriate use along minor arterials and dense multifamily uses.

The table below described the ER standards for the proposed development and how it relates to the proposed development.

Requirement	ER	Proposed PD
Front Yard	20 ft. minimum	Building, canopies, parking and walls encroach into this setback
Height	35 ft	35 ft
Parking	1 space per 400 sf	23 provided/required spaces
Landscaping and buffers	Screening trees must be provided within the buffer area along the	Provided

	property line adjacent to an A or B district	
Tenant space	Maximum 5,000 s.f./tenant	Allow office building to be used by one tenant in the future

The applicant has held meetings with the surrounding neighborhoods.

Extensive written opposition was provided for this case, including a petition. The case was continued by the Zoning Commission so that the applicant might work with the neighborhoods and consider if there are any options that might make the proposed use compatible with the area. Items mentioned could be residential-like architecture, reduced parking, limited signage, limited lighting, a change in the layout, and gateway structures.

No updated site plan has been provided as of the time of this report. The applicant has a meeting scheduled with the Crestwood NA on December 4th and will provide updated site plan information, as needed.

Site Information:

Owner: Chad and Mimi Stephens Investments LP
209 West 2nd Street #328
Fort Worth, TX 76102
Agent: Nolan Bradshaw
Acreage: 0.506 acres
Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "C" Medium Density Multifamily / multifamily
East "C" Medium Density Multifamily / multifamily
South "A-5" One-Family / single-family
West "A-5" One-Family / school

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
White Settlement Rd.	Minor Arterial	Minor Arterial	No
N Bailey	Collector	Collector	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Monticello	Cultural District Alliance
Crestwood*	Trinity Habitat for Humanity
Casa Blanca	Streams & Valleys, Inc
Westside Alliance	Fort Worth ISD

*Within this neighborhood organization

Site Plan Comments:

The site plan as submitted is not in general compliance with the ER zoning regulations. The applicant is requesting waivers for the following items:

1. 20 ft. setback required along N Bailey and White Settlement Rd
 - a. Structures are prohibited within setbacks (including parking, walls, buildings and parking canopies) *(Waiver required)*
2. Structures are prohibited within the 20 ft. supplemental setback (adjacent A-5 zoning) *(Waiver required)*
3. 5,000 sf maximum gross floor area per tenant *(Waiver required)*

Compliance with the items noted above shall be reflected on the site plan or waivers are required.

Platting:

1. Since this property consists of a lot and a portion of another lot a replat would be required prior to the issuance of a building permit.

TPW

No Comments at this time.

Comments made by Platting and TPW staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute Platting and TPW acceptance of conditions.

Recent Relevant Zoning and Platting History:

Zoning History: NA

Platting History: NA

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "PD/SU" Planned Development Specific use for an office with "ER" Neighborhood Commercial Restricted development standards, site plan included. The applicant intends to construct a 9,200 sf office building.

Surrounding uses vary, with multifamily to the north and east, a school to the west and single-family to the south. The potential negative impacts of the office use will be mitigated by the constraints in size of the overall site and by the added requirements within the ER zoning. As a result, the proposed zoning **is compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the site as Low Density Residential. The proposed zoning is not consistent with the Comprehensive Plan. The proposed site is located at the corner of a collector and minor arterial. In addition, the small office would provide a buffer to the nearby single-family development to the south, and school to the west; from the dense multifamily development to the north. Neighborhood commercial uses are appropriate near residential development.

The proposed zoning is consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)

As a result, the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting



ZC-14-142

Area Map



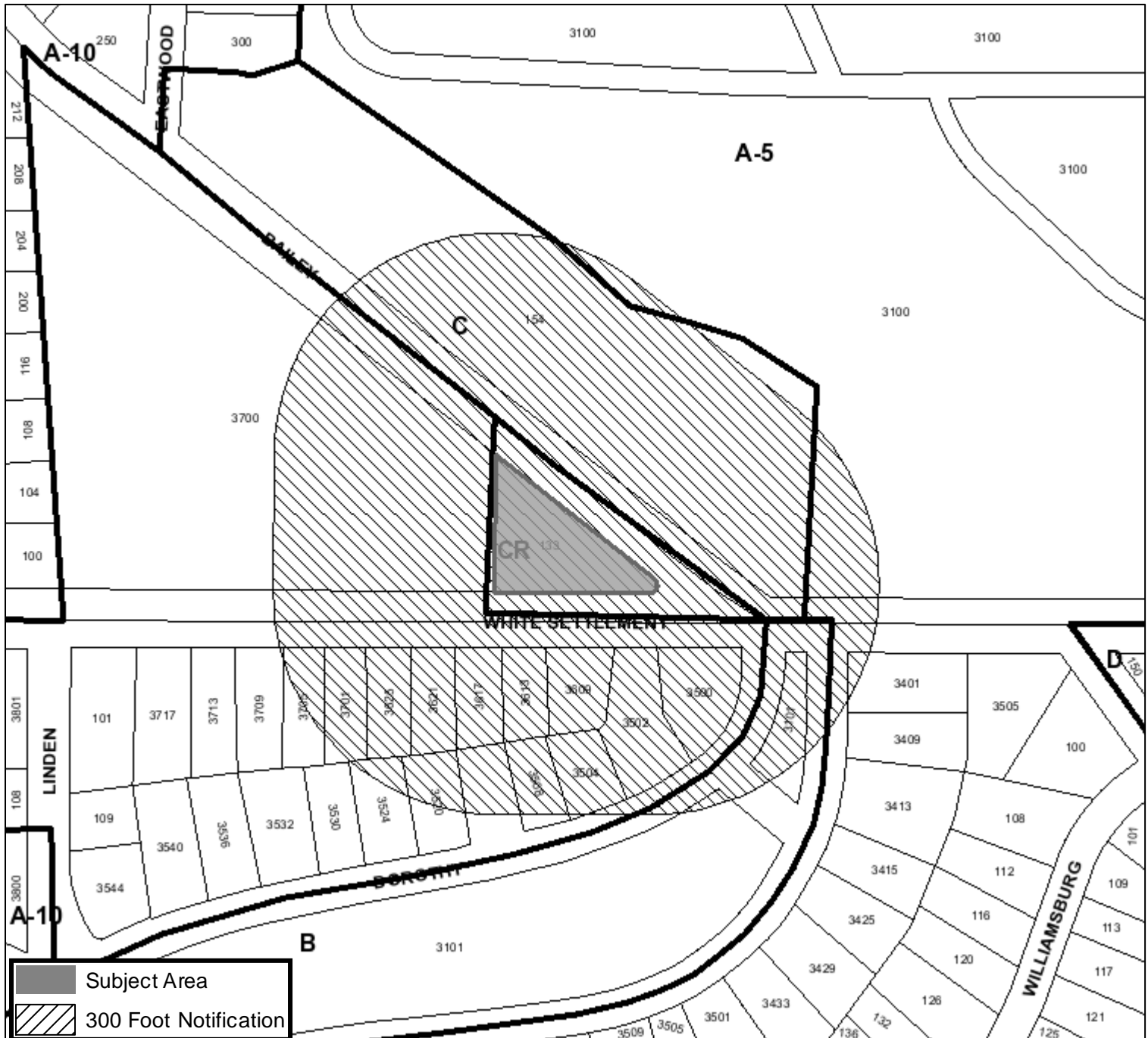
0 1,000 2,000 4,000 Feet



ZC-14-142

Area Zoning Map

Applicant: Chad & Mimi Stephens Investments, LP
Address: 133 N. Bailey Avenue
Zoning From: CR
Zoning To: PD/E for office uses only
Acres: 0.506309
Mapsc0: 61Z
Sector/District: Arlington Heights
Commission Date: 11/12/2014
Contact: 817-392-8043





STEPHENS FAMILY OFFICE

133 NORTH BAILEY
FORT WORTH, TEXAS 76107

STEPHENS FAMILY OFFICE

133 NORTH BAILEY
FORT WORTH, TEXAS 76107

LAND USE CATEGORY: OFFICE BUILDING

LOT:
ACRES: 0.506 ACRES
SQUARE FEET: 22,041 SQ.FT.

<i>PARKING:</i>	
<i>SPACES REQUIRED :</i>	<i>23 PARKING REQUIRED</i>
<i>SPACES PROVIDED :</i>	<i>23 PARKING PROVIDED</i>
<i>SPACES / 1000 SQ.FT.</i>	<i>2.5 / 1000 SQ.FT.</i>

BUILDING DATA :		
1st FLOOR :	4,605	SQ.FT.
2nd FLOOR :	4,595	SQ.FT.
TOTAL AREA :	9,200	SQ.FT.
NUMBER OF FLOORS:	2	FLOORS
2ND FLOOR ROOF PLATE	35'-0"	AFTER FINISH FLOOR

MAXIMUM GROSS FLOOR AREA PER TENANT 5,000 SQ.FT.

COVERED PARKING:	14	PARKING
COVERED AREA:	3,037	SQ.FT.

LANDSCAPE : COMPLY SECT. 6.301 LANDSCAPING
COMPLY SECT. 6.302 URBAN FORESTRY

NORTH SIDE: CANOPY LANDSCAPE EVERY 25'
SOUTH SIDE : CANOPY LANDSCAPE EVERY 25'
WEST SIDE : SCREENING LANDSCAPE AT WEST SIDE

SIGNS: **SIGNAGE TO CONFORM TO ARTICLE 4 "SIGNS"**

LIGHTING CODE: CONFORM TO FORT WORTH LIGHTING CODE

BUILDING MATERIALS:
STRUCTURE: STEEL, METAL STUDS, CONCRETE
WALLS: STONE, GLASS, CURTAIN WALLS
 WOOD, STUCCO
INTERIOR: METAL STUDS
ROOF: COOL ROOF, STANDING SEAM

TRASH BIN / LOCATION: DUMPSTER ON LOCATION NOT REQUIRED
3RD PARTY TRASH REMOVAL

BUILDING MECHANICAL EQUIPMENTS: LOCATION AS SHOWN WITH MASONRY SCREENING 5'-0" HIGH

WAIVER REQUEST :

1. 20' SETBACK REQUIRED ALONG N. BAILEY AND WHITE SETTLEMENT ROAD.
2. STRUCTURES ARE PROHIBITED WITHIN THE 20' SUPPLEMENTAL SETBACK (ADJACENT TO A-5 ZONING). ALLOWS FOR 8' TALL COVERED PARKING STRUCTURE (8 SPACES)

ZONING CASE NUMBER: "

11
DIRECTOR OF PLANNING & DEVELOPMENT

DATE _____

PROJECT TITLE: STEPHENS FAMILY OFFICE
DATE PREPARED: OCTOBER 13, 2014
OWNER: CHAD STEPHENS
209 W. 2nd STREET # 328,
FORT WORTH, TEXAS 76102
(817) 870-2601

ARCHITECT: CORNERSTONE DESIGN BUILD
P.O. BOX 101926,
FORT WORTH, TEXAS 76185
(817) 732-2843

LOT LEGAL DESCRIPTION: LOT 1, BLOCK B, AND A PORTION OF
BLOCK B, CRESTWOOD ADDITION,

ZONING: PD PLANNED DEVELOPMENTS BASED ON ER
NEIGHBORHOOD COMMERCIAL RESTRICTED.
SITE IS LIMITED TO OFFICE USE ONLY.

ZONE: A-5 SINGLE FAMILY - FORT WORTH ISD SCHOOL USE

1 SITE PLAN (N Bailey / White Settlement)

SCALE: 1/16" = 1'0"

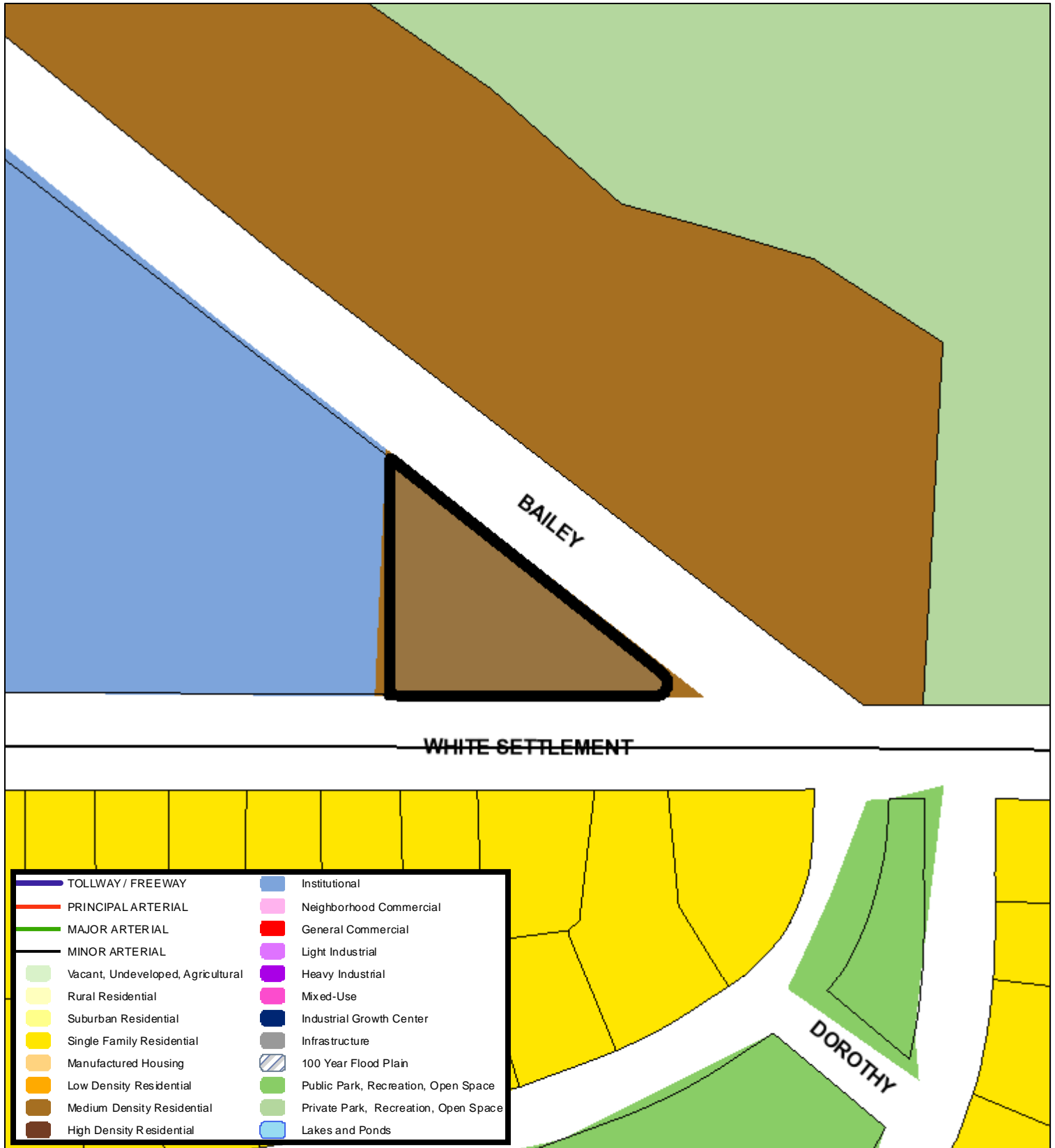


WHITE SETTLEMENT ROAD



ZC-14-142

Future Land Use



100 50 0 100 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 18, 2014.



Created: 10/24/2014 3:03:51 PM



ZC-14-142

Aerial Photo Map



0 65 130 260 Feet



		area			
Flips Patio Grill	6613 Fossil Bluff	In		Support	Sent letter in
Greg Minnich	1301 Municipal Wy	Out		Support	Sent letter in
Kristi Greer	6700 Sandshell	Out		Support	Sent letter in
Brent Tipps	6701 Fossil Bluff	In		Support	Sent letter in

4. ZC-14-142 Chad and Mimi Stephens (CD 7) – 133 N Bailey Avenue (Crestwood Addition, Block B, Lot 1 and portion, 0.51 Acres): from “CR” Low Density Multifamily to “PD/SU” Planned Development for an office with “ER” Neighborhood Commercial Restricted development standards; site plan included.

Jim Schell, 500 West 7th Street, Suite 600, Fort Worth, Texas representing Chad & Mimi Stephens explained to the Commissioners they would like to construct an office complex with four tenant offices; the applicant would use one. Mr. Schell referenced the items in a document prepared by the opposition (Crestwood NA) outlining their concerns. The primary concern is an office use at the gateway to the neighborhood and commercial uses encroaching into the neighborhood. Mr. Schell mentioned that the original site plan had a drive that connected from Bailey to White Settlement, and after meeting with the neighborhood, the drive has been removed.

Mr. Northern mentioned the opposition and asked if there was consensus of some in support about the approach off Bailey. Mr. Schell said there are supporters but knows there are more than 400 names listed in opposition.

Mr. Edmonds asked about traffic and how it affects the neighborhood. Mr. Schell said he does not think it will affect the neighborhood. He said it sits on an island and would be a positive impact.

Kathy Kelly, 608 Westwood, Fort Worth, Texas member of the Crestwood NA spoke in opposition. Ms. Kelly explained her power point presentation and mentioned the petition presented by the neighborhood. The major concern is encroachment into the neighborhood surrounded by single-family. This is a principal entryway into the Crestwood and Monticello neighborhoods. They are concerned about traffic and other office uses that may be proposed.

Barry Green, 412 Ridgewood Road, Fort Worth, Texas member of the Crestwood NA spoke in opposition. They do not want commercial encroachment into the neighborhood.

Mr. Northern asked if they were opposed to the use or design about the elimination of the approach on White Settlement. Ms. Kelly said yes it is for the office use and the approach was not the fundamental concern.

In rebuttal, Mr. Schell mentioned the entryway to Crestwood is bounded by two apartment complexes. He displayed some typical entry ways into a neighborhood and said the office use would be an appropriate reuse for the property.

Ms. McDougall asked the neighborhood representatives what is it that they want to see for their neighborhood and where the closest commercial use on Bailey is. Ms. Kelly said they do not want to see an office building and perhaps later on they might see an entryway to the neighborhood. She said they would like to see a residential use, not an office building. Ms. Kelly said the closest commercial use is at White Settlement and 7th Street.

Mr. Northern asked about the importance of a gate entryway to the neighborhood and if it would be more appealing. Ms. Kelly said there are three entry points to the neighborhood.

Mr. Reeves asked if any efforts have been made between the applicant and the neighborhood and whether there is a middle ground that could be reached. Ms. Kelly said the applicant has made presentations as she understands to the Monticello neighborhood and made a presentation to the Crestwood neighborhood. She said they had a specific request to sit down and talk with the applicant and they met. There was no agreement made to make changes to the site plan. Mr. Green said the property could effectively be used for residential.

Mr. Edmonds mentioned that White Settlement Road and Bailey are not residential streets and this property doesn't look like a residential use. The PD is an appropriate use for the neighborhood, and recommended that they work with the applicant to accommodate this type of situation. Ms. Kelly said on the south side of White Settlement there are single-family homes from Bailey to Westview.

Mr. Genua asked Mr. Schell about access and parking. Mr. Schell said they will not have access on White Settlement and parking is limited to square footage. He does not know who the tenants will be at this time.

Motion: Following brief discussion, Mr. Northern made a motion to Approve the request, no second was made. A substitute motion was made by Mr. Northern to recommend a 30 day Continuance of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-14-142
Name	Address	In/Out 300 notification area	Position on case		Summary
Kathy Kelly	608 Westwood	Out	Opposition		Spoke at hearing
Barry Green	412 Ridgewood Rd	Out	Opposition		Spoke at hearing
Gladys/Richard Burk	205 Crestwood	Out	Opposition		Present did not speak
William/Holly Schur	912 N Bailey	Out	Opposition		Present did not speak
Mike Helt	409 N Bailey	Out	Opposition		Present did not speak
June Morton	738 N Bailey	Out	Opposition		Present did not speak
Richard Hayes	609 Edgefield	Out	Opposition		Present did not speak
Betty Cox	3809 Sherwood	Out	Opposition		Present did not speak

Frank Diaz JR	3700 Oaklawn	Out	Opposition		Present did not speak
Jackie Liles	716 Northwood	Out	Opposition		Present did not speak
Helen Lane	3809 Wildwood	Out	Opposition		Present did not speak
Bea Hipp	620 Eastwood	Out	Opposition		Present did not speak
Mike Korpinski	836 Springbrook	Out	Opposition		Present did not speak
Trudy Toten	816 Northwood	Out	Opposition		Present did not speak
Glenda Moreno	908 Northwood	Out	Opposition		Present did not speak
Lisa Griffith	3700 Sherwood	Out	Opposition		Present did not speak
A petition was submitted with more than 400 signatures in the case file					

5. ZC-14-143 Hayco Realty LTD (CD 2) – 6000 Cromwell Marine Creek (Joseph Bowman Survey, Abstract No. 79, 49.01 Acres): from “CR” Low Density Multifamily and “E” Neighborhood Commercial to “A-5” One-Family

Douglas Cooper, 200 East Abram Street, Arlington, Texas representing Hayco Realty LTD explained to the Commissioners the request is to develop approximately 244 single-family lots.

Mr. Flores asked about the proposed major and minor arterials and the concern of traffic for this type of development if the roads are not built. Mr. Cooper mentioned that during the pre-development conference, the discussions about a round-about at the intersection were mentioned and they are looking for a feasibility study to be finished sometime next year.

Randy Lockhart, 3827 Camp Bowie Boulevard, Fort Worth, Texas explained to Mr. Flores that they are preliminary platting it now and within the next year it will be developed. This is part of Marine Creek Ranch.

Ms. Burghdoff explained that the preliminary plat process requires the completion of a traffic study for arterial improvements and that proportional improvements are required. They would have to dedicate the street right of way and construct at a minimum what they front, plus whatever would be proportional beyond that and could include improvements to the intersection. This is handled through the preliminary and final plat stages.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 9-0.

6. ZC-14-144 Anthony & Melissa Fernandez (CD 8) – 3106-3124 Alcanon Street, 5117-5119 Trueland Drive and 3131 East Seminary Drive (Vickery Acres, Block 4, Lots 1-3, 8-10, 15 & 16 and Alcanon Place, Block 1, Lots 1-4, Block 2, Lots 1 & 2, 4.86 Acres): from “R2” Townhouse/Cluster and “E” Neighborhood Commercial to “PD/E” Planned



Case Number **ZC-14-150**

**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
December 10, 2014

Council District 3

Continued	Yes <u>X</u>	No <u> </u>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes <u> </u>	No <u>X</u>
Council Initiated	Yes <u> </u>	No <u>X</u>

Owner / Applicant: **Chesapeake Land Development Company, LLC**

Site Location: 4109 Westridge Avenue Mapsco: 74U

Proposed Use: **Assisted Living Facility**

Request: From: "C" Medium Density Multifamily

To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily plus assisted living facility; site plan included

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The proposed site is located west of Bryant Irvin Road and east of Westridge. The applicant is proposing to change the zoning from "C" Medium Density Multifamily to "PD/C" Planned Development for all uses in C plus assisted living facility.

The neighborhood and applicant have been in contact, and the neighborhood has expressed concern about possible uses permitted in the "E" Neighborhood Commercial district. Staff has communicated different options to the applicant, including "CF" Community Facilities or "PD/C" plus assisted living to gain approval for the intended project while not opening the zoning to other undesired uses.

The Zoning Commission continued the case to the next meeting in order for the applicant to submit a site plan based on input from the neighborhood.

The table below described the C standards for the proposed development and how it relates to the proposed development.

Requirement	C	Proposed PD
Front Yard	20 ft. minimum	Will comply
Units per acre	18 units max.	80 units
Height	32 ft maximum	45 ft for 3 story building. Waiver required
Parking	1 space per bedroom plus 1 space per 250 square feet of	1 space for doctor, 1 space per 4 employees, plus 4 spaces per

	common areas, offices and recreation. Two spaces may be tandem if assigned to the same unit and restricted from use for storage	1,000 sq. ft. gross floor area. The minimum parking count is 194 parking spaces based on square footage and employees, 72 spaces are provided. Waiver required
Landscaping and buffers	Screening trees must be provided within the buffer area along the property line adjacent to an A or B district	Will comply
Lot coverage/open space	45% minimum	51%
Bike parking	Health care facilities shall be calculated using required employee parking	One space required, eight indicated

Site Information:

Owner: Chesapeake Land Development Company, LLC
P. O. Box 54853
Oklahoma City, OK 73154

Agent: Brent Hammond

Acreage: 3.73 acres

Comprehensive Plan Sector: Western Hills/Ridglea

Surrounding Zoning and Land Uses:

North "C" Medium Density Multifamily / gas well site
East "A-5" One-Family and "B" Two-Family / single-family and water tower
South "C" Medium Density Multifamily / vacant
West "CR" Low Density Multifamily / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Site Plan Comments:

The site plan as submitted is in not general compliance with the zoning regulations.

1. The site plan indicates 72 parking spaces; the minimum count is 194 parking spaces. (Waiver required)
2. The maximum height for C zoning is 32 ft., 45 ft. required for 3 story building. (Waiver required)
3. Indicate on the site plan the 300 ft. radius from the existing gas well.

Compliance with the items noted above shall be reflected on the site plan or waivers are required.

TPW Comments:

No comments have been made at this time.

Platting Comments:

1. The property must be platted prior to this issuance of a building permit. As the property is laid out now, there may be challenges to platting this as a separate lot. Can't leave a remainder lot. All remainders must be platted with this lot or a preliminary plat would have to be approved and then this could be platted as the first phase or final plat based on an approved preliminary plat.

Keep in mind that all lots must have their own independent direct access to a road. Lots cannot have shared access.

2. Show the 300 foot radius for the existing gas well heads to the north. Protected uses are not to be located within 300 feet of an existing well head. May have to redesign this property to accommodate for the setback.

Comments made by Platting and TPW staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute Platting and TPW acceptance of conditions.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Bryant Irvin Rd	Minor Arterial	Minor Arterial	No
Westridge Ave	Collector	Collector	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Ridglea Hills NA	Trinity Habitat for Humanity
Ridglea	Streams & Valleys, Inc
Como NA	FWISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “PD/C” Planned Development for C uses plus assisted living facility. Surrounding land uses vary with a gas well to the north, single-family and water tower to the east, vacant to the south, and single-family to the west.

The proposed zoning **is compatible** based on the proposed use and surrounding land uses.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Medium-Density Residential. The proposed “PD/C” zoning for assisted living is consistent with the future land use map.

Locate commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways. (pg. 37)

Based on conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

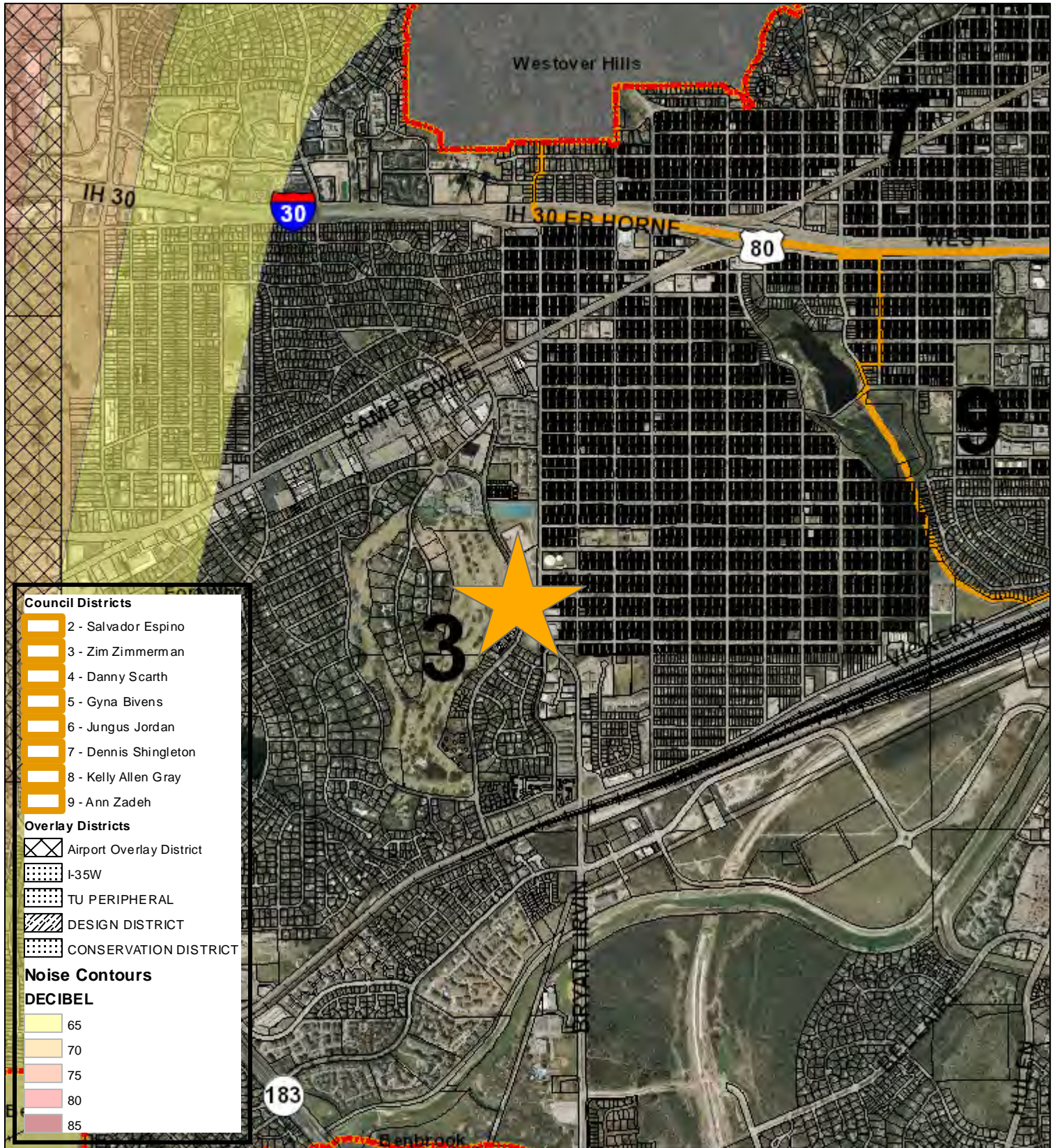
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting



ZC-14-150

Area Map



0 1,000 2,000 4,000 Feet



ZC-14-150

Area Zoning Map

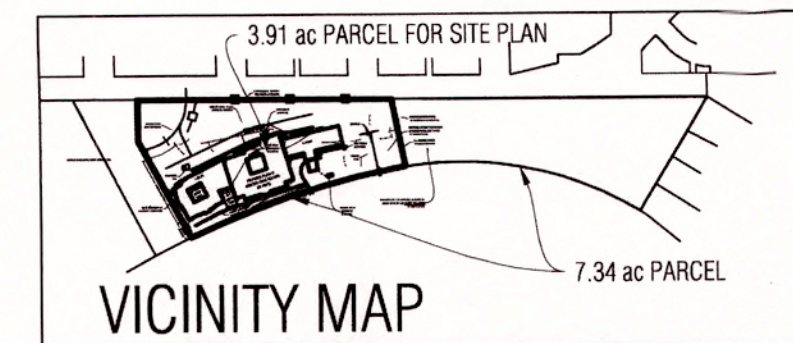
Applicant: Chesapeake Land Development Co., LLC
Address: 4109 Westridge Road
Zoning From: C
Zoning To: E
Acres: 3.73833883
Mapsc0: 74RV
Sector/District: W. Hills/Ridglea
Commission Date: 11/12/2014
Contact: 817-392-2495



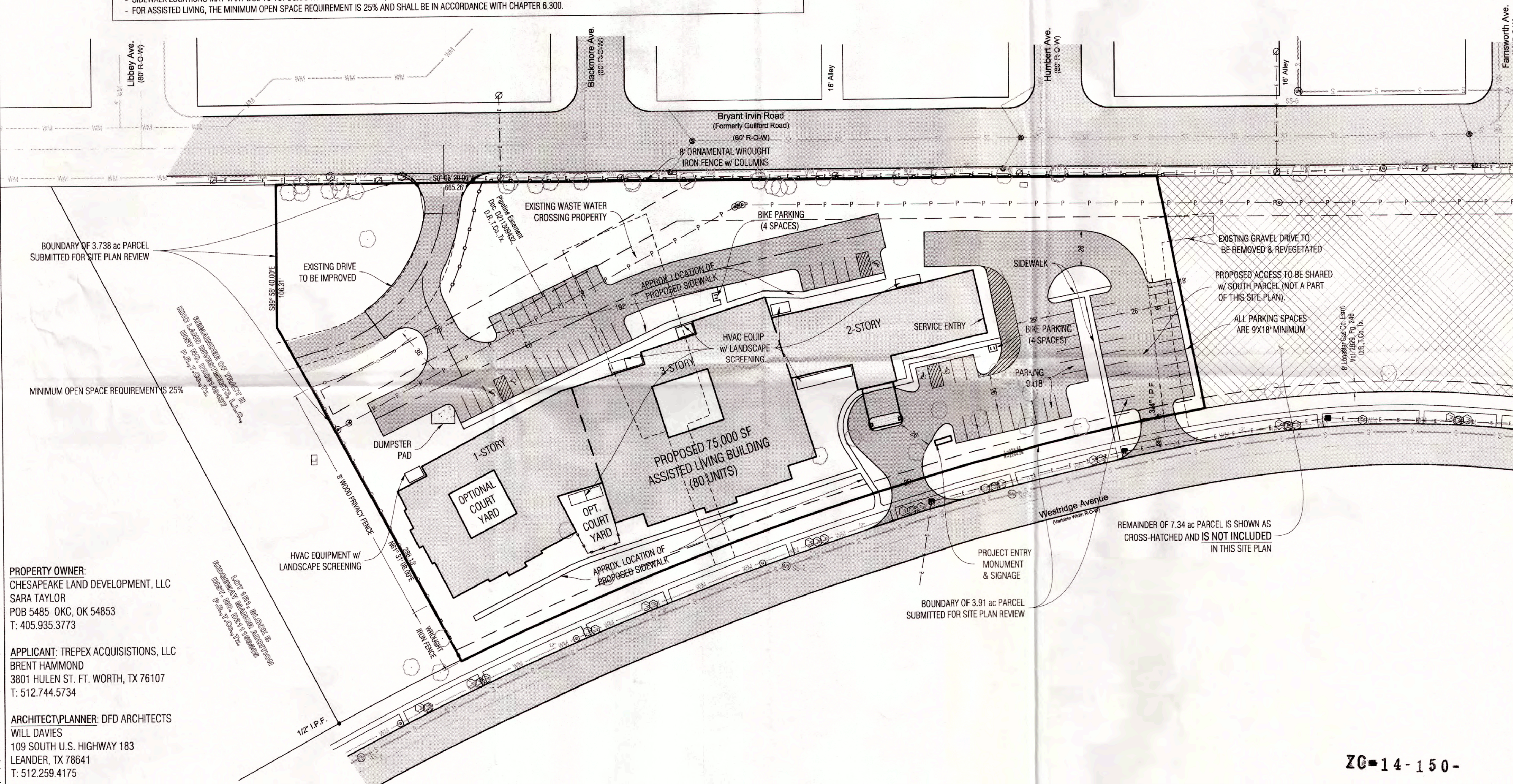


PROPOSED ZONING:

- PD: 'C' WITH AN ALLOWABLE ADDITIONAL USE OF ASSISTED LIVING
- BUILDING HEIGHT: ASSISTED LIVING BUILDING HEIGHT: 3 STORIES OR 45 FEET AND SHALL BE SUBJECT TO THE EXCEPTIONS AND REGULATIONS IN ACCORDANCE WITH CHAPTER 6.100 (HEIGHT)
- ASSISTED LIVING BUILDING SHALL FACE WESTRIDGE BLVD
- SERVICE ENTRANCES TO THE KITCHEN SHALL NOT FACE WESTRIDGE BLVD
- BUILDING EXTERIOR SHALL BE 75% OR MORE MASONRY (NOT INCLUDING WINDOWS)
- OFF-STREET PARKING & LOADING: FOR ASSISTED LIVING USES, PARKING REQUIREMENT SHALL BE 1 SPACE PER EMPLOYEE ON THE LARGEST SHIFT PLUS 1 PER 4 BEDS FOR VISITORS. ALL OTHER USES SHALL COMPLY WITH CHAPTER 6.200.
- REQUIRED PARKING: 30 EMPLOYEES PER LARGEST SHIFT + 75 BEDS/4 = 30+19 = 49 SPACES REQUIRED
PROVIDED PARKING: 72 SPACES PROVIDED (9'x18')
- LANDSCAPE AND BUFFERS: DEVELOPMENT SHALL COMPLY WITH CHAPTER 6.300
- SIGNS: FOR ASSISTED LIVING USES, DEVELOPMENT SHALL COMPLY WITH CHAPTER 6.400
- BUILDING SETBACKS:
 - FRONT: 20'
 - INTERIOR: 5' MINIMUM IF ADJACENT TO RESIDENTIAL USE, NONE OTHERWISE.
 - REAR: 10' MINIMUM UNLESS ADJACENT TO RESIDENTIAL DISTRICT, WHERE 15' MINIMUM REQUIRED.
- SIDEWALK LOCATIONS MAY VARY DUE TO TOPOGRAPHY AND TO MEET CITY, BUILDING AND D.A.D.S. REQUIREMENTS.
- FOR ASSISTED LIVING, THE MINIMUM OPEN SPACE REQUIREMENT IS 25% AND SHALL BE IN ACCORDANCE WITH CHAPTER 6.300.



TKE
ENGINEERING



PROPERTY OWNER:
CHESAPEAKE LAND DEVELOPMENT, LLC
SARA TAYLOR
POB 5485 OKC, OK 54853
T: 405.935.3773

APPLICANT: TREPEX ACQUISITIONS, LLC
BRENT HAMMOND
3801 HULEN ST. FT. WORTH, TX 76107
T: 512.744.5734

ARCHITECT/PLANNER: DFD ARCHITECTS
WILL DAVIES
109 SOUTH U.S. HIGHWAY 183
LEANDER, TX 78641
T: 512.259.4175

ENGINEER: TKE ENGINEERING
TONY KREMPIN, PE
129 E BYERS AVE, SUITE 202 (POB 241)
HOT SULPHUR SPRINGS, CO 80451
T: 512.200.2499

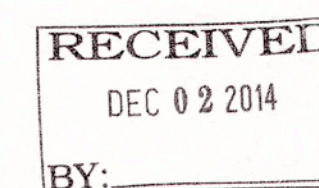
SURVEYOR: SEMPCO SURVEYING, INC
WAYNE BARTON, RPLS
3208 S. MAIN ST. FT. WORTH, TX 76110
T: 817.926.7876

ZC-14-150-

SITE PLAN
FOR

THE VILLAGE AT RIDGLEA

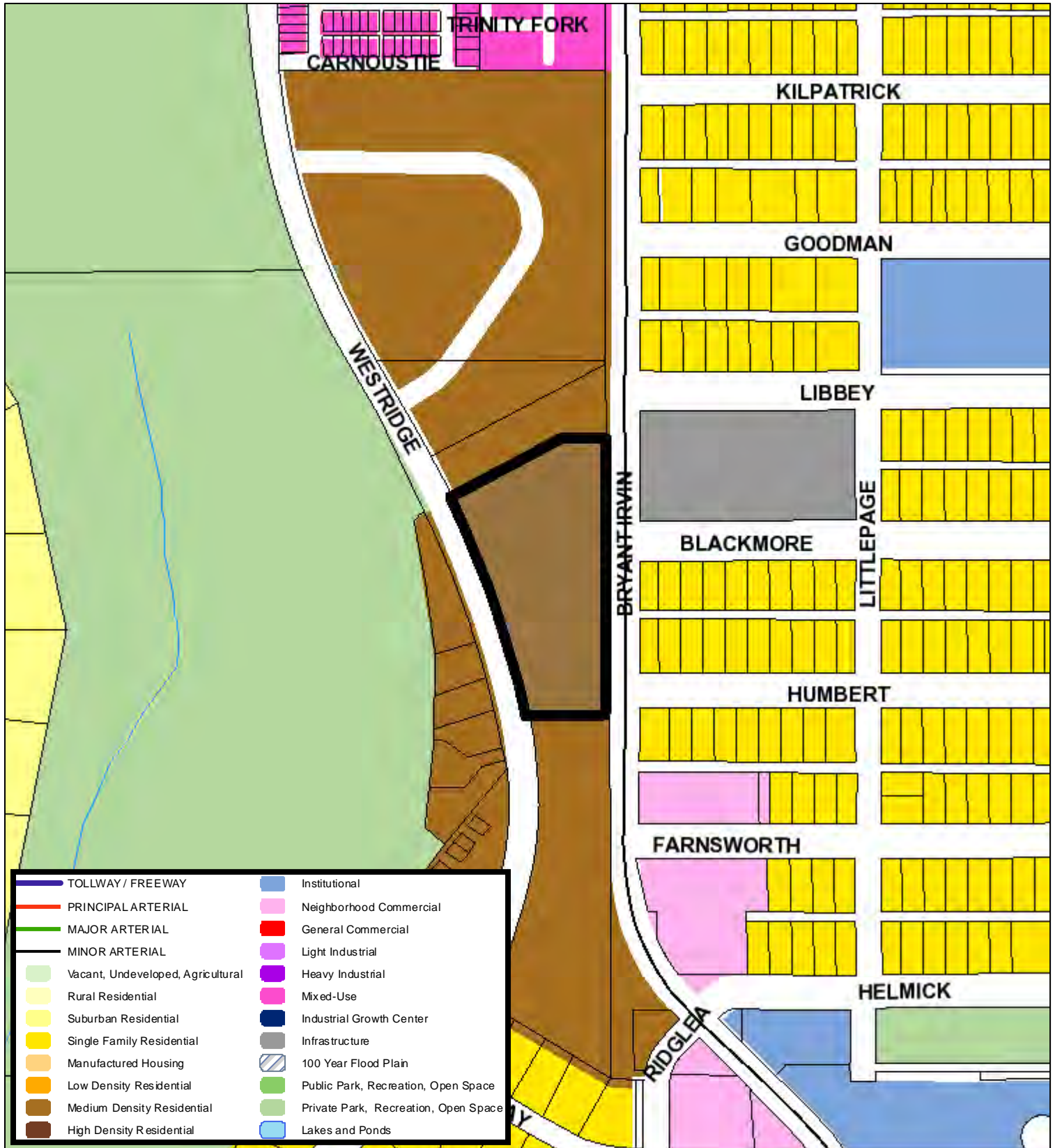
A PARCEL (3.91ac) OF LAND SITUATED IN THE REMAINDER OF RIDGEWAY MANORS No.2
VOLUME G, Page 128 PLAT RECORDS, TARRANT COUNTY, TEXAS (7.343 Acres)
PROPERTY ADDRESS: 4109 WESTRIDGE AVENUE, FT. WORTH, TEXAS





ZC-14-150

Future Land Use



300 150 0 300 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 18, 2014.





ZC-14-150

Aerial Photo Map



0 195 390 780 Feet



Ms. Burghdoff explained the annexation case.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-14-149
Name	Address	In/Out 300 ft notification area	Position on case		Summary
James Pilkenton	9804 Bowman Dr	Out	Opposition		Sent letter in
Sheila & Gary Morris	1021 Palo Duro	In	Opposition		Sent letter in
David & Betty Solomon	5300 Archer Dr	In	Opposition		Sent letter in

Mr. Reeves made a motion to move ZC-14-150 up on the agenda, seconded by Ms. Moore. The motion carried unanimously 9-0.

11. ZC-14-150 Chesapeake Land Development Company LLC (CD 3) – 4109 Westridge (S H McEntire Survey, Abstract No. 1006, 3.73 Acres): from “C” Medium Density Multifamily and “E” Neighborhood Commercial

Brent Hammond, 189 Grapevine Court, Austin, Texas representing Chesapeake Land Development explained to the Commissioners the request to rezone to allow for an 75 unit assisted living facility. Mr. Hammond mentioned they are requesting to take the request to PD/C and to allow for assisted living. They have contacted the neighborhood associations and have made an attempt to work with the neighborhood through a PD but are not ready to submit a site plan for the project. He did illustrate some building elevations for the proposed project.

Mr. Reeves asked about the site plan process, service access being off of Bryant Irvin and who has been contacted by the neighborhood. Mr. Hammond said they have started on a site plan, and service access will be off of Bryant Irvin rather than go through the neighborhood. Mr. Hammond said he sent emails out to the three closest neighborhood associations.

Mr. Flores mentioned to Mr. Reeves not having a site plan and limited information would this be acceptable.

Mr. Genua mentioned traffic along Bryant Irvin and their entry drive, also the amount of opposition they’ve received.

Tina Cannon, 4801 Westridge Avenue, Fort Worth, Texas representing Ridglea NA spoke in opposition. They do not object to the assisted living proposed they do object to a cut through from Bryant Irvin to Westridge. A site plan with a gated entrance off Bryant Irvin and not to have the building front Westridge, they want to see a site plan.

Mr. Flores mentioned the neighborhood association that was notified and asked if their contact information up to date.

Ernest Johnson 6117 Lenway, Fort Worth, Texas with Ridglea Neighborhood Association said they did receive the early notification but did not receive anything from the developer. Mr. Johnson said they did finally speak and let him know the people he contacted are not with their neighborhood organization.

In rebuttal, Mr. Hammond said they would be willing to put a gate at their entrance but not to have it locked all the time due to emergency situations.

Mr. Edmonds asked about the remainder of the property and what it will be used for. Mr. Hammond said they have no plans at this time.

Mr. Flores asked how long before the site plan will be complete. Mr. Hammond said about two to three weeks.

Mr. Reeves asked if 30 days would be enough time to get together with the neighborhood. Mr. Hammond said they will work with them to work out any concerns.

Motion: Following brief discussion, Mr. Reeves recommended a 30 day Continuance of the request to require a site plan, seconded by Ms. Conlin. The motion carried unanimously 9-0.

Document received for written correspondence					ZC-14-150
Name	Address	In/Out 300 notification area	Position on case		Summary
Tina Cannon/Ridglea NA	4801 Westridge Ave	Out	Opposition		Spoke at hearing
Ernest Johnson	6117 Lenway	Out	Opposition		Spoke at hearing
Madison & Jacob Patrylick	4700 Winthrop	Out	Opposition		Signed petition
Melissa Temples	4701 Winthrop W	Out	Opposition		Signed petition
Betty Gabryl	4820 Winthrop W	Out	Opposition		Signed petition
Kobrie Hodge	4900 Winthrop W	Out	Opposition		Signed petition
Ralph Bradley	4912 Winthrop W	Out	Opposition		Signed petition
Erich Davis	6128 Valley View	Out	Opposition		Signed petition
Brian Thomas	6055 Valley View	Out	Opposition		Signed petition
Andrew Hanson	4924 Winthrop	Out	Opposition		Signed petition
Bruce Barker	4721 Winthrop	Out	Opposition		Signed petition
Marjorie & Alfred Stubbeman	4725 Winthrop W	Out	Opposition		Signed petition
Fran & Dan Longeway	4901 Winthrop W	Out	Opposition		Signed petition
David Kramer	5001 Westridge	Out	Opposition		Signed petition

Will & Jen Regian	4801 Winthrop	Out	Opposition		Signed petition
Leslie Gray	4733 Winthrop W	Out	Opposition		Signed petition
Robert Mcan	6105 Valley View	Out	Opposition		Signed petition
Lou Ann Tebley	6113 Valley View	Out	Opposition		Signed petition
Val Allen	6101 Valley View	Out	Opposition		Signed petition
Janice & Joe Harrison	6129 Valley View	Out	Opposition		Signed petition
Stephen Salley	6121 Valley View	Out	Opposition		Signed petition
Brian Thomas	6055 Valley View	Out	Opposition		Signed petition
Whitney Regian	4909 Winthrop E	Out	Opposition		Signed petition
Melissa & Eric Powers	4901 Winthrop E	Out	Opposition		Signed petition
Alice Walters	6300 Valley View	Out	Opposition		Signed petition
Judy Wood	6050 Valley View	Out	Opposition		Signed petition
Luis Galindo	4757 Winthrop W	Out	Opposition		Signed petition
Camille & Justin Lev	4916 Winthrop W	Out	Opposition		Signed petition
Stuart Himmelstein	4708 Winthrop W	Out	Opposition		Signed petition
Chris Kopp	4800 Winthrop W	Out	Opposition		Signed petition
Ernest Johnson	6117 Lenway	Out	Opposition		Signed petition
Harley Puff	4420 Westridge	In	Opposition		Sent letter in
Dennis Mynatt	4500 Westridge #20	In	Opposition		Sent letter in
Joe & Judy Jopling	4608 Westridge	In	Opposition		Sent letter in
Eddie Lesok/Gardens of Westridge	4900 Westridge	Out		Support	Signed petition
Margaret Meeker	4900 Westridge #13	Out		Support	Signed petition
Bobby & Marlene Dalton	4900 Westridge #10	Out		Support	Signed petition
Steven & Bryne Sotman	4900 Westridge #14	Out		Support	Signed petition
Nathan McGrew	4900 Westridge #2	Out		Support	Signed petition
Chandra Geren	4900 Westridge #1	Out		Support	Signed petition

12. ZC-14-152 City of Fort Worth Planning & Development (CD 2) AX-11-004 – 300 Block of Longhorn Road (See addresses in case file, 69.20 Acres): from Unzoned to “I” Light Industrial and “K” Heavy Industrial



Case Number **ZC-14-153**

**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
December 10, 2014

Council District 2

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: **Richard N. and Linda Claytor**

Site Location: 1601 NW 25th Street and 2417 Prairie Avenue Mapsco: 62E

Proposed Use: **Group Home**

Request: From: "E" Neighborhood Commercial

To: "CF" Community Facilities

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The proposed site is located at the southwest corner of NW 25th Street and Prairie Avenue. The applicant is proposing to change the zoning to "CF" Community Facilities for the construction of a group home to provide for a spiritual growth center for men. The site is currently vacant with concrete lot for parking, currently used by other adjacent businesses. The requested zoning for CF allows for churches, schools, government, human services, utilities, community centers and group homes.

The applicant is proposing to relocate from their existing building located at 2526 Columbus Avenue to construct a new facility at this location. The applicant has reached out to the neighborhood associations.

Due to the number of residents expected at this site, it would be considered a Group Home II. The definition of Group Home II refers to the same definition of Group Home I but has no limit on the number of residents.

GROUP HOME I: A family based facility which contains not more than 15 residents and three supervisory personnel and which provides 24-hour care in a protected living arrangement for the mentally and/or physically impaired, developmentally disabled, or victims of abuse or neglect. This classification includes congregate living facilities for the elderly, maternity homes, emergency shelters during crisis intervention for victims of crime, abuse or neglect, and residential services licensed by the Texas Commission on Alcohol and Drug Abuse, but not primarily for criminal rehabilitation.

The table below indicates the development standards for the proposed zoning district:

Requirement	E	CF
Front Yard	20 ft. minimum	20 ft. min; and projected 20 ft. along Prairie

Side Yard	20 ft. supplemental setback adjacent to A-5 zoning	Adjacent to residential district 5 ft. minimum
Rear Yard	20 ft. supplemental setback adjacent to A-5 zoning	5 ft. minimum
Height	3 stories or 45 ft. maximum	Based on most restrictive adjacent district; 35 ft. maximum
Parking	Not applicable	Not applicable
Bike parking	Calculated with use/parking spaces provided/not applicable	Calculated with use/parking spaces provided/not applicable

Site Information:

Owner: Richard N. & Linda Claytor
2803 Black Oak Lane
Arlington, TX 76012

Applicant: Victory Temple Ministries/Gary Moates

Acreage: 0.51 acres

Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

North "E" Neighborhood Commercial / convenience store & strip center

East "E" Neighborhood Commercial / commercial

South "A-5" One-Family / single-family

West "A-5" One-Family & E" Neighborhood Commercial / single-family and auto repair

Recent Relevant Zoning and Platting History:

Zoning History: ZC-14-025, City initiated rezoning; denied without prejudice 05/06/14; subject area to the northwest

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
NW 25 th St	Collector	Collector	No
Prairie Ave	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
North Side*	
Inter-District 2 Alliance	FWISD

*Within this neighborhood organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "CF" for Group Home II for a group home/spiritual growth center for men. Surrounding land uses consist of auto repair and single-family to the west, commercial to the north and east, single-family to the south.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed "CF" zoning **is consistent** with the Comprehensive Plan policies.

- Locate commercial and institutional uses adjacent to arterial streets, preferably at the

intersections of other arterials and highways. (Pg. 37)

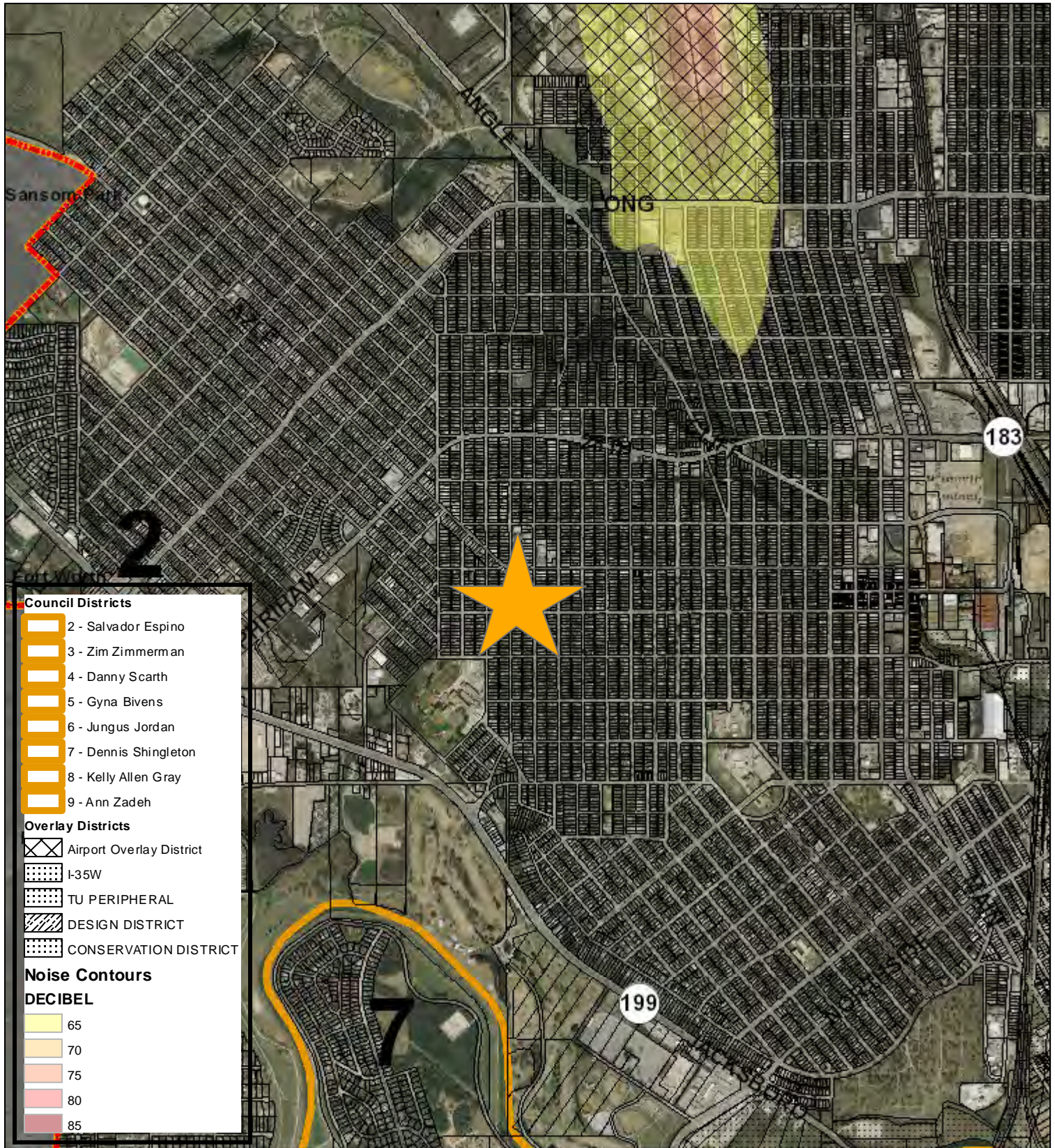
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



ZC-14-153

Area Map



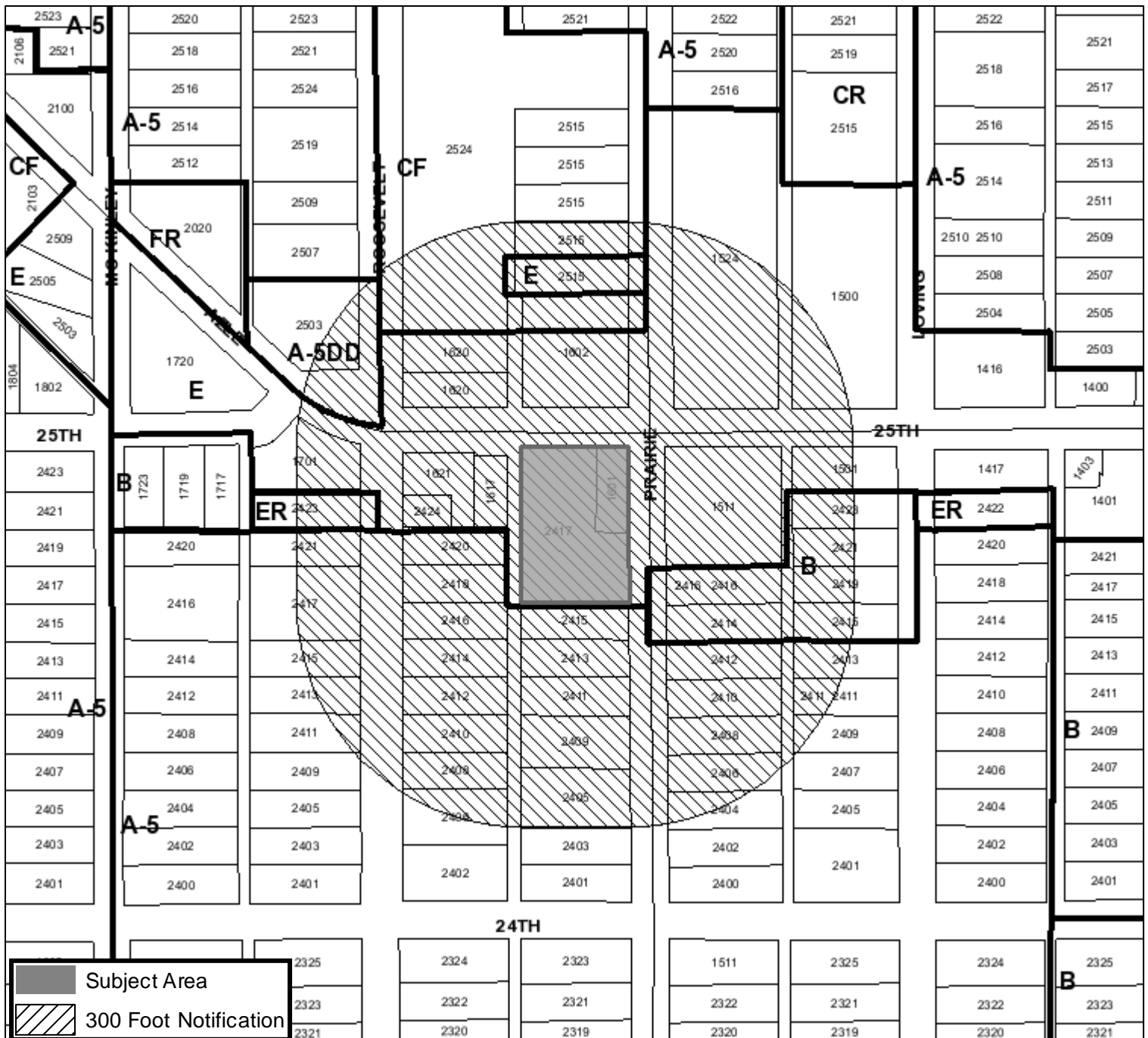
0 1,000 2,000 4,000 Feet



ZC-14-153

Area Zoning Map

Applicant: Richard & Linda Claytor
Address: 1601 NW 25th Street & 2417 Prairie Avenue
Zoning From: E
Zoning To: CF
Acres: 0.68384874
Mapsc0: 62E
Sector/District: Northside
Commission Date: 12/10/2014
Contact: 817-392-2495



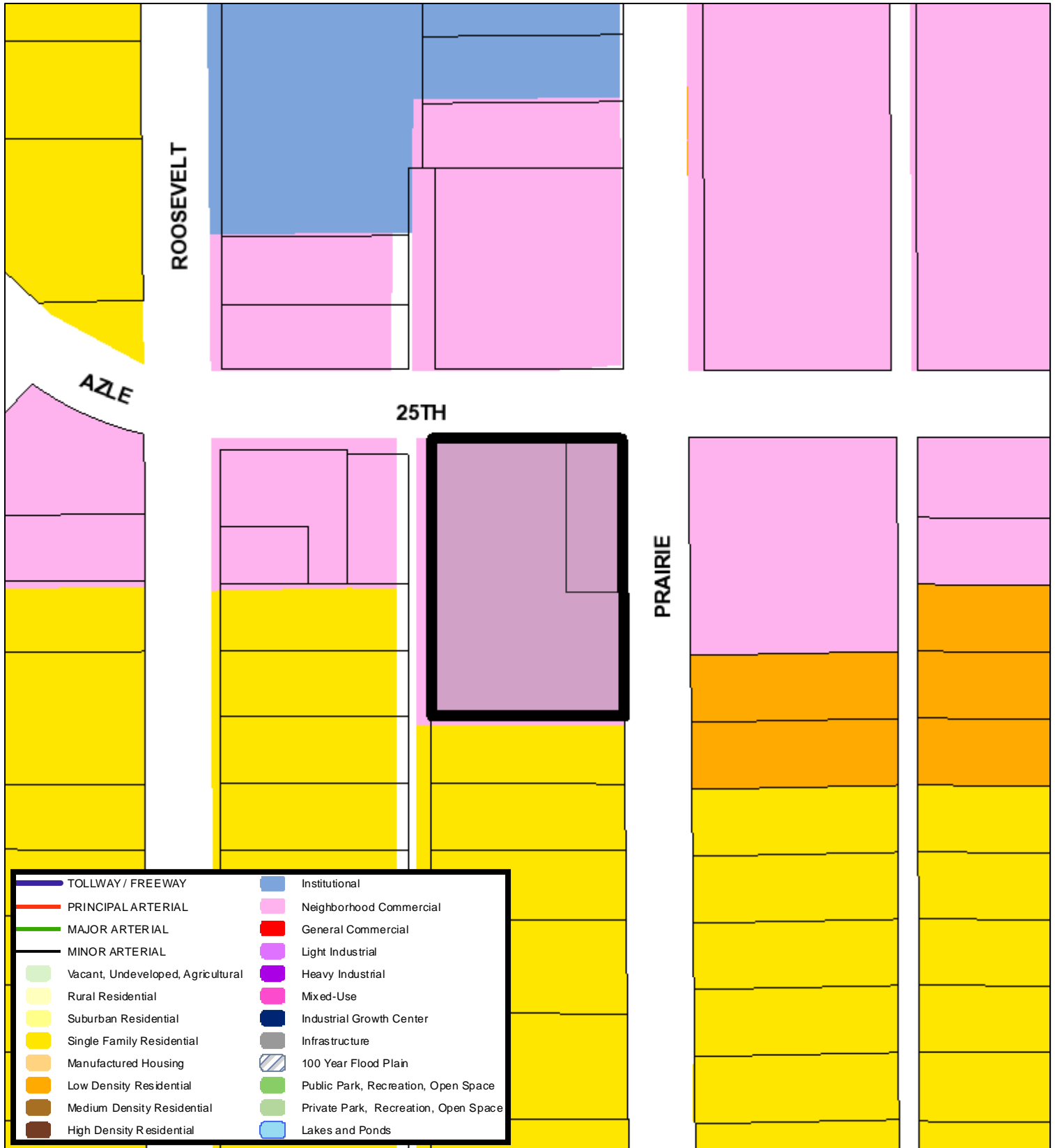
0 95 190 380 Feet

Created: 11/14/2014 3:41:52 PM



ZC-14-153

Future Land Use



100 50 0 100 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 18, 2014.





ZC-14-153

Aerial Photo Map



0 62.5 125 250 Feet





Case Number **ZC-14-156**

**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
December 10, 2014

Council District 4

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: **DGI Enterprises, LP**

Site Location: 3900 Block N. Tarrant Parkway Mapsco: 22N

Proposed Use: **Retail Plant Nursery**

Request: From: "I" Light Industrial
To: "E" Neighborhood Commercial

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The proposed site is located on North Tarrant Parkway near the corner of Old Denton Road. The applicant is proposing to change the zoning from "I" Light Industrial to "E" Neighborhood Commercial for a retail plant nursery. Plant nurseries are first allowed by right "E" Neighborhood Commercial and are allowed in "I" Light Industrial, the current zoning district. The applicant is requesting to downzone the site in order to reduce the intensity of the current zoning and reduce the required supplemental setback adjacent to One-Family.

The current "I" zoning would require a 50 ft. setback with a 5 ft. bufferyard and fencing as part of a point system. Structures are prohibited within these setbacks. However, "E" zoning only requires a 20 ft. bufferyard with same fencing and point system. The proposed site is located near the corner of two principal arterials and neighborhood commercial uses are more appropriate adjacent to the planned single-family to the south.

Site Information:

Owner:	DGI Enterprises, LP 3000 Galvez Ave. Fort Worth, Texas 76111
Applicant:	Calloway's Nursery, Inc. (John Cosby)
Acreage:	2.893 acres
Comprehensive Plan Sector:	Far North

Surrounding Zoning and Land Uses:

North	"A-5" One-Family / single-family
East	"A-5" One-Family / High School
South	"A-5" One-Family / vacant
West	"I" Light Industrial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-13-130; from PD 427 to A-5, approved 10/26/13

Platting History: PP-14-014, O'Donnel's Addition, approved by CPC 6/26/14

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Tarrant Pkwy	Residential	Principal Arterial	No
Old Denton Rd	County Rd.	Major Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Arcadia Park Estates	Streams & Valleys, Inc
North Fort Worth Alliance	Keller ISD
Trinity Habitat for Humanity	

*Not located within a registered Neighborhood Organization

Development Impact Analysis:**1. Land Use Compatibility**

The applicant is proposing a zoning change to "E" Neighborhood Commercial for a plant nursery. Surrounding land uses vary with vacant land to the west and south, a high school to the east and single-family to the north. The proposed site is located on a principal arterial and the proposed downzoning to "E" is appropriate due to the single-family adjacency to the south.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Light Industrial. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 38)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)
- Separate incompatible land uses with buffers and transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)

Based on nonconformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

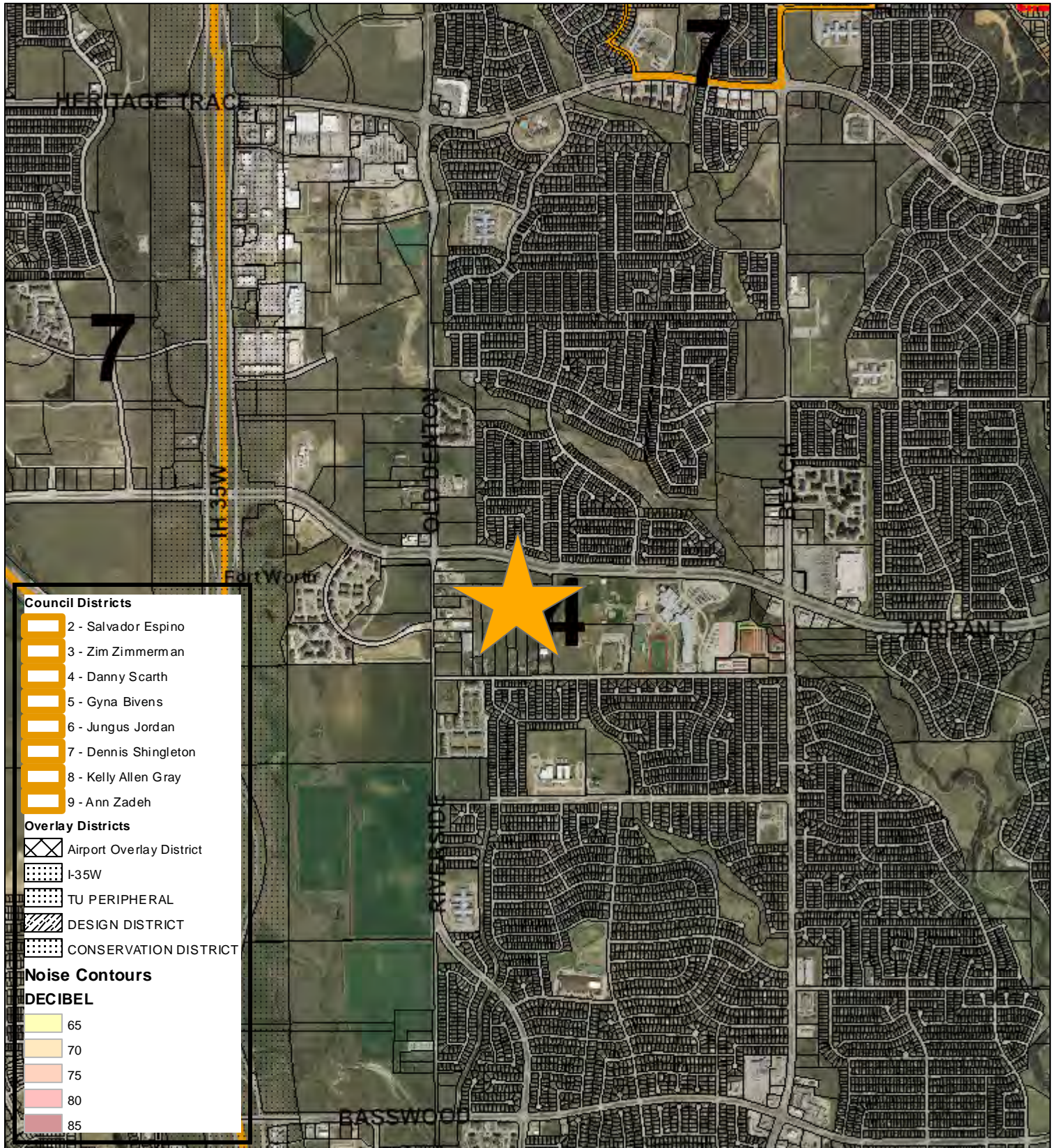
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



ZC-14-156

Area Map



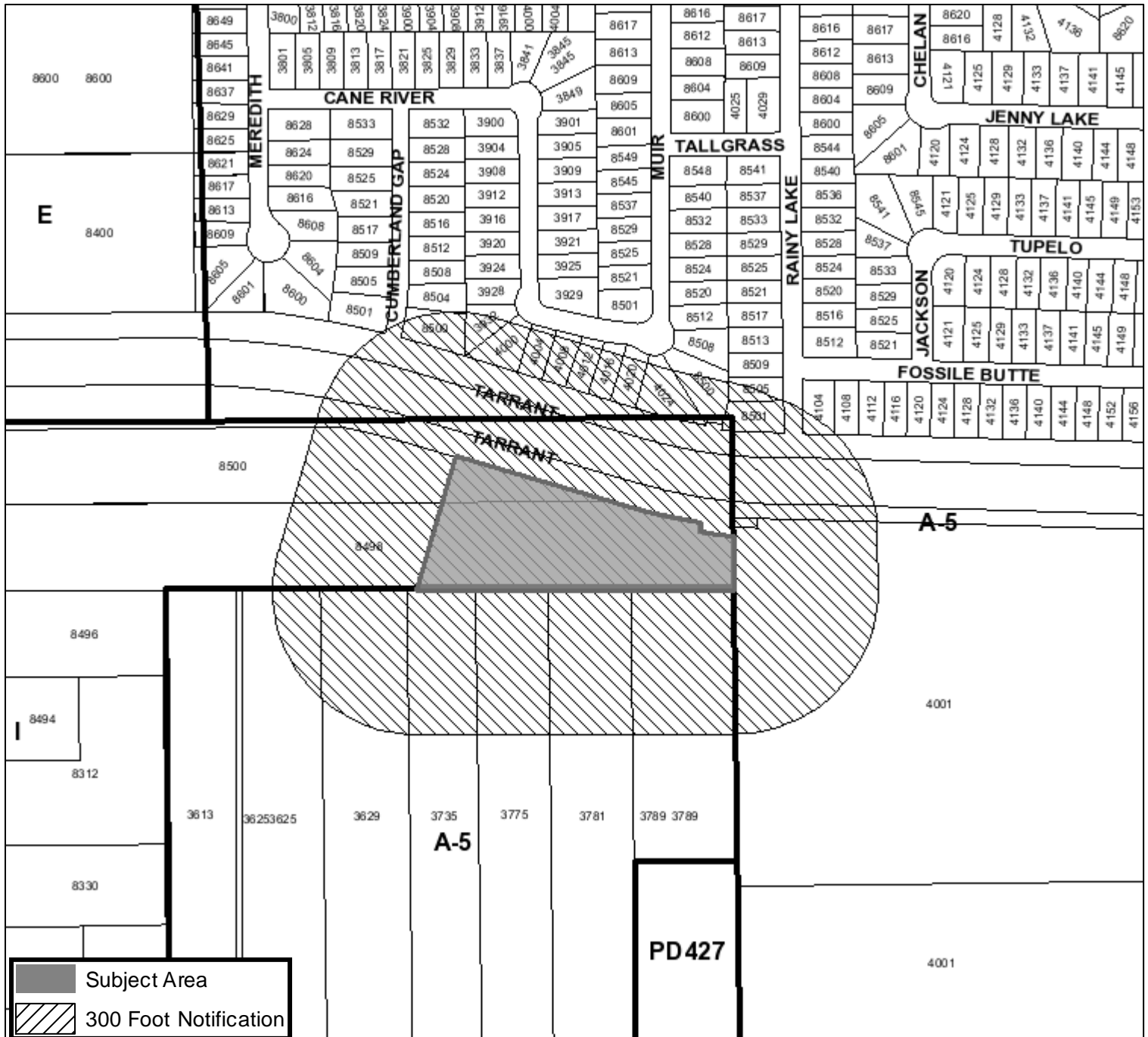
0 1,000 2,000 4,000 Feet



TC-14-156

Area Zoning Map

Applicant: DGI Enterprises, LP
Address: 3900 block N. Tarrant Parkway
Zoning From: I
Zoning To: E
Acres: 2.8929919
Mapsc0: 35H
Sector/District: Far North
Commission Date: 12/10/2014
Contact: 817-392-8043



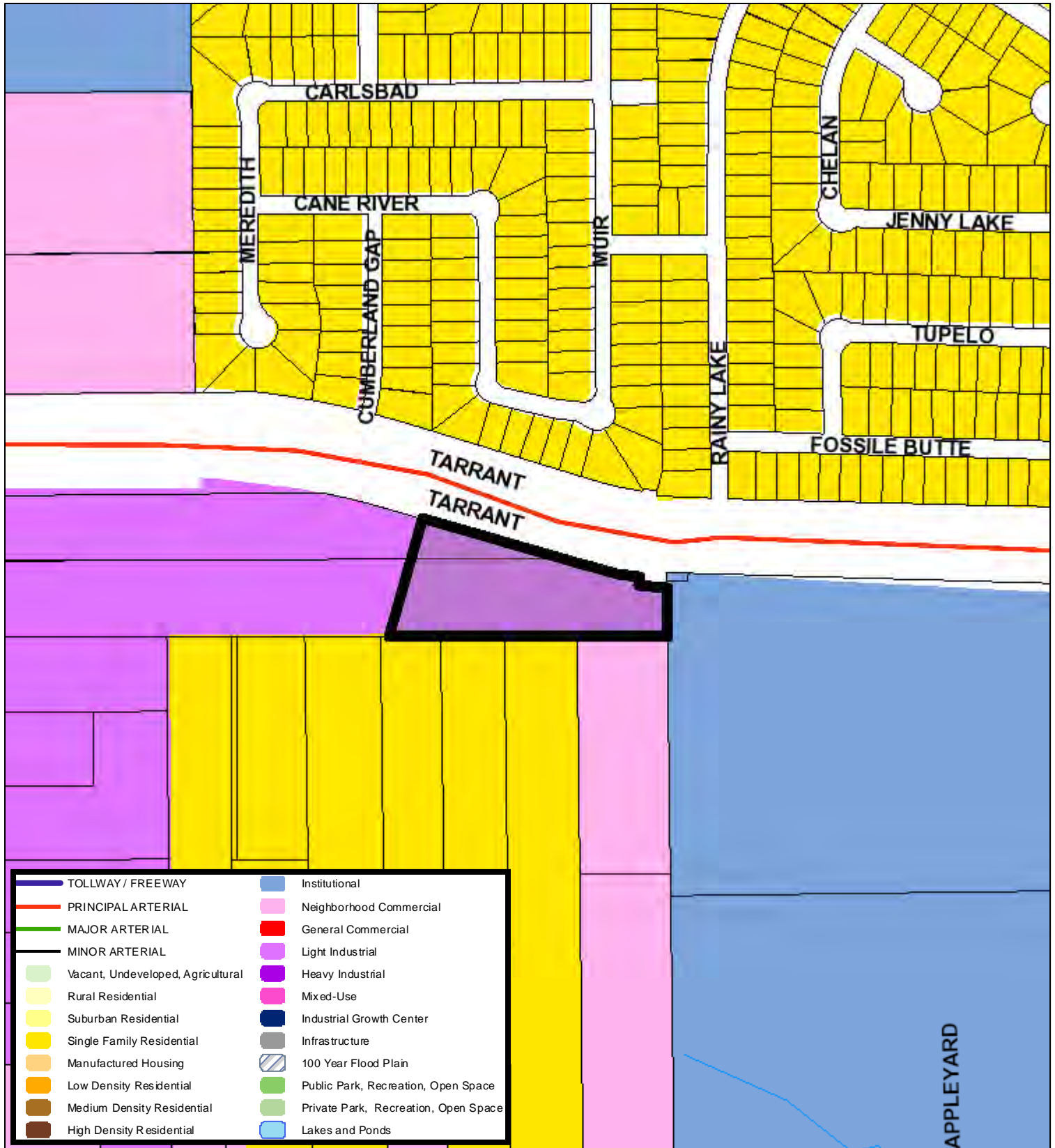
0 150 300 600 Feet

Created: 11/14/2014 1:53:26 PM



ZC-14-156

Future Land Use



310 155 0 310 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 18, 2014.



Created: 11/21/2014 12:34:57 PM



ZC-14-156

Aerial Photo Map



0 200 400 800 Feet





Case Number **ZC-14-157**

**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
December 10, 2014

Council District 7

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: **Sutton Field Investments, LLC**

Site Location: 10600 Alta Vista Road Mapsco: 46D,47A

Proposed Use: **Single Family Residential**

Request: From: "E" Neighborhood Commercial

To: "A-5" One-Family

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is not consistent.**

Background:

The applicant is requesting a zoning change from "E" Neighborhood Commercial to "A-5" One-Family. The property is south of Golden Triangle Rd., a proposed principal arterial, and east of Alta Vista Rd., a collector. The applicant is proposing approximately 78 residential lots. The future land use plan provides for neighborhood commercial in this area to provide a buffer between the residential uses and the traffic typically expected on a principal arterial.

The preliminary plat process requires the completion of a traffic study for arterial improvements and proportionality of improvements required. At a minimum, the street right of way fronting the property would be dedicated and the road constructed, plus whatever additional that may be proportional, including improvements to the intersection. The road development is handled through the preliminary and final plat stages.

Site Information:

Owner:	Sutton Field Investments, LLC 12400 Preston Road Suite 100 Frisco, Texas 75033
Agent:	Travis Clegg
Acreage:	33.32 acres
Comprehensive Plan Sector:	Far North
Surrounding Zoning and Land Uses:	
North	"AG" Agricultural / vacant
East	"F" General Commercial / vacant
South	"A-7.5" One-Family / single-family
West	"E" Neighborhood Commercial / Brazos Electric Power Station

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-038 approved by City Council 06/17/11 from AG to E, subject property; PD-949 approved by City Council 09/11/12 for E uses plus car wash with site plan, subject area to the east off of Golden Triangle

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Golden Triangle	Major Arterial	Principal Arterial	
Alta Vista	Collector	Collector	No

Public Notification:

The following organizations were notified:

Organizations Notified	
North Fort Worth Alliance *	Streams & Valleys, Inc
Trinity Habitat for Humanity	Eagle Mountain-Saginaw ISD

*Closest neighborhood organization

Development Impact Analysis:**1. Land Use Compatibility**

The applicant is proposing a zoning change to "A-5" One-Family for residential development. Surrounding land uses are single-family to the south, vacant to the north, and electric substation to the west.

The proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed single family development is adjacent to a principal arterial and commercial uses would serve as a buffer between the high traffic counts on the arterial and the residential uses. The requested zoning change **is not consistent** with the following Comprehensive Plan policies:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

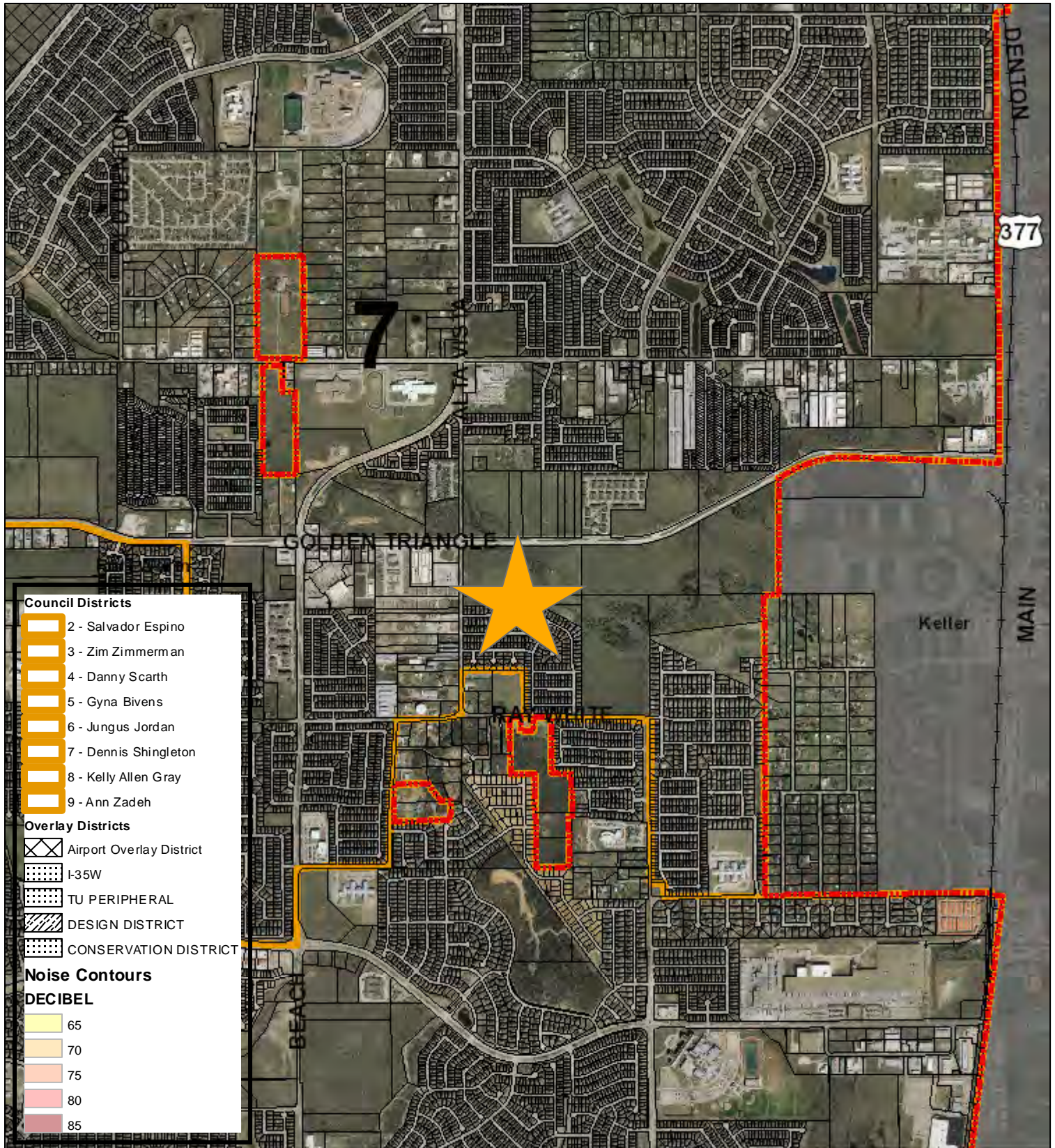
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



ZC-14-157

Area Map



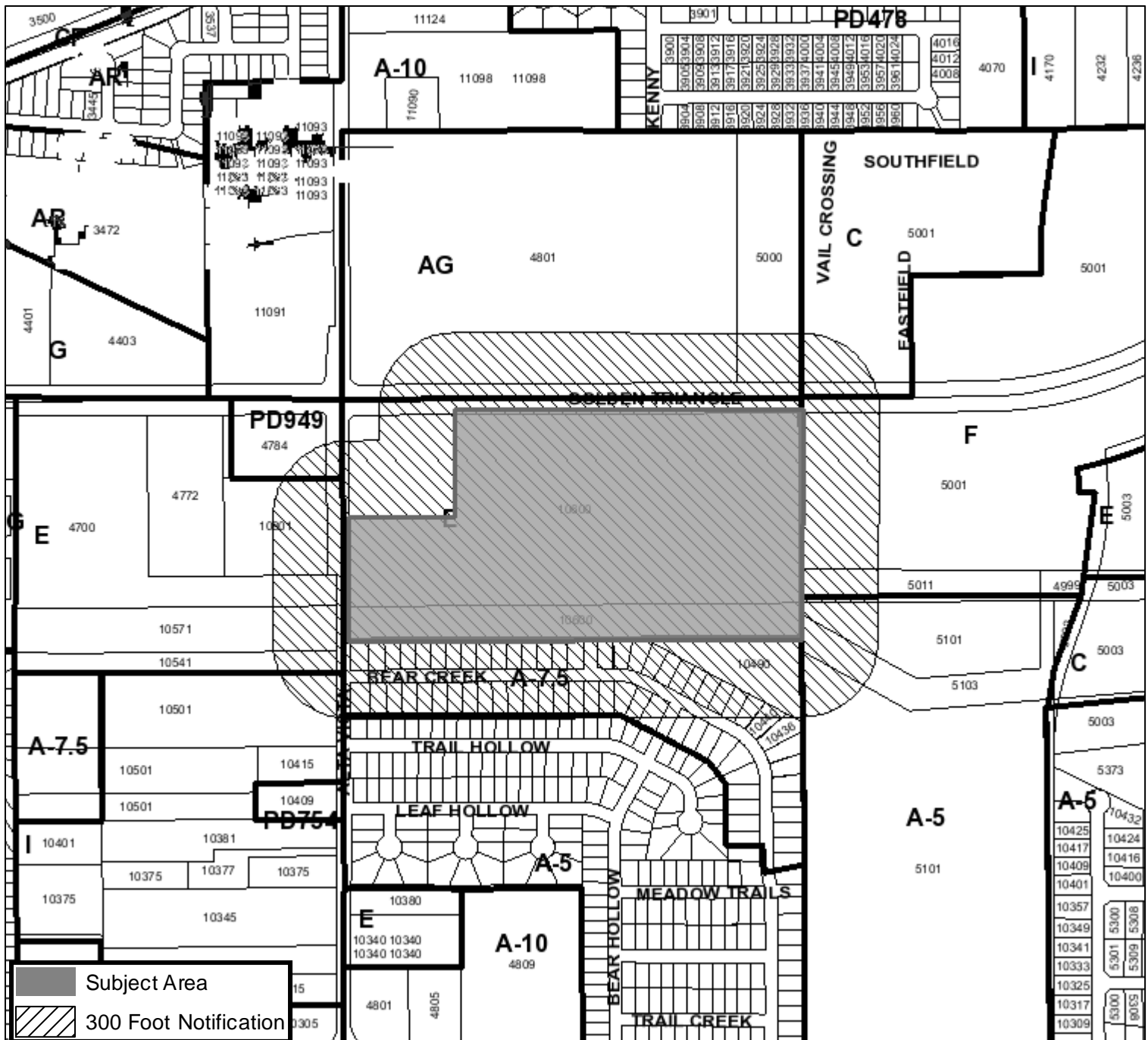
0 1,000 2,000 4,000 Feet



ZC-14-157

Area Zoning Map

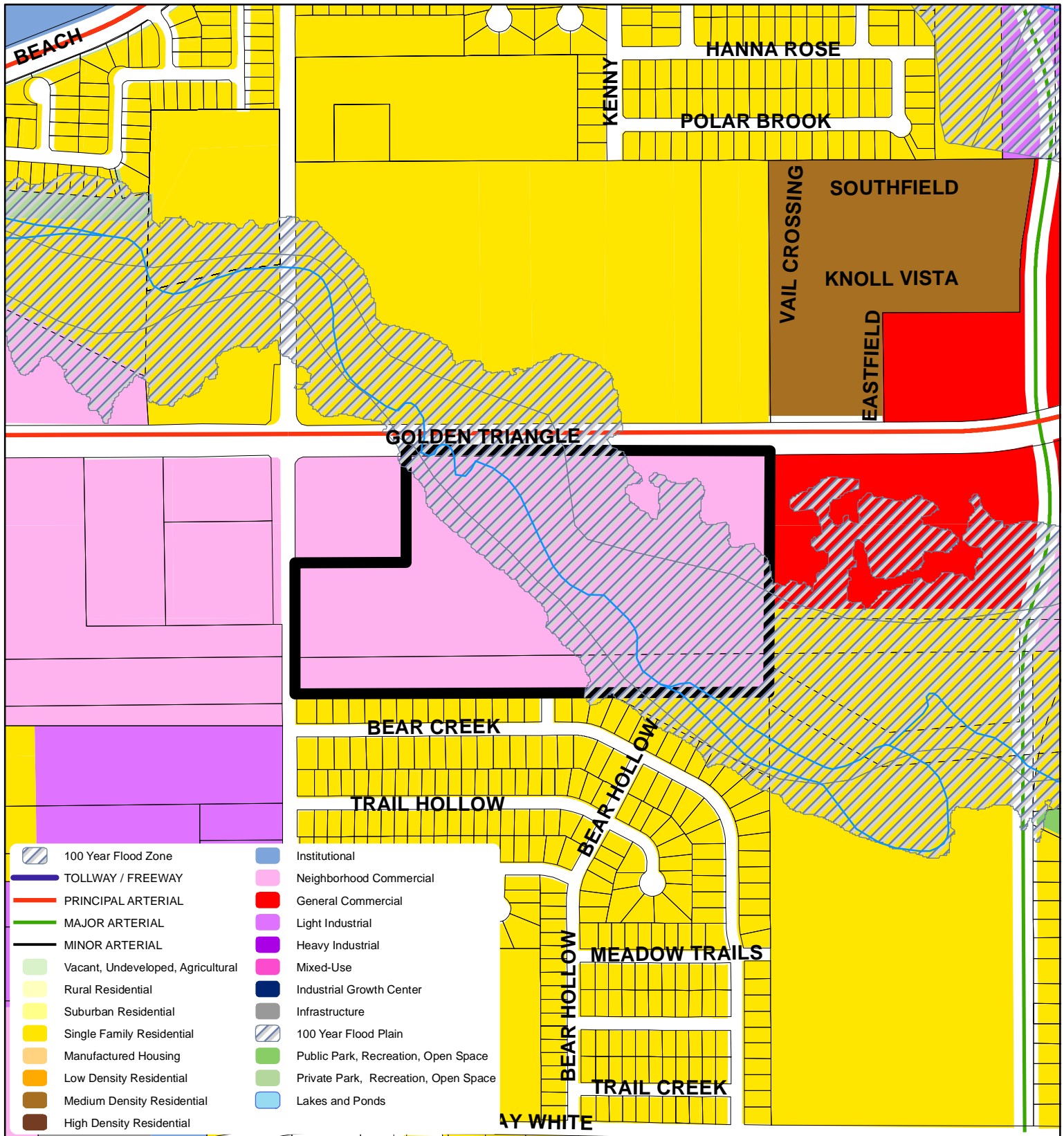
Applicant: Sutton Field Investments
Address: 10600 Alta Vista Road
Zoning From: E
Zoning To: A-5
Acres: 33.3773624
Mapsc0: 22PQ
Sector/District: Far North
Commission Date: 12/10/2014
Contact: 817-392-2495




0 275 550 1,100 Feet

Created: 11/14/2014 1:53:27 PM

Future Land Use



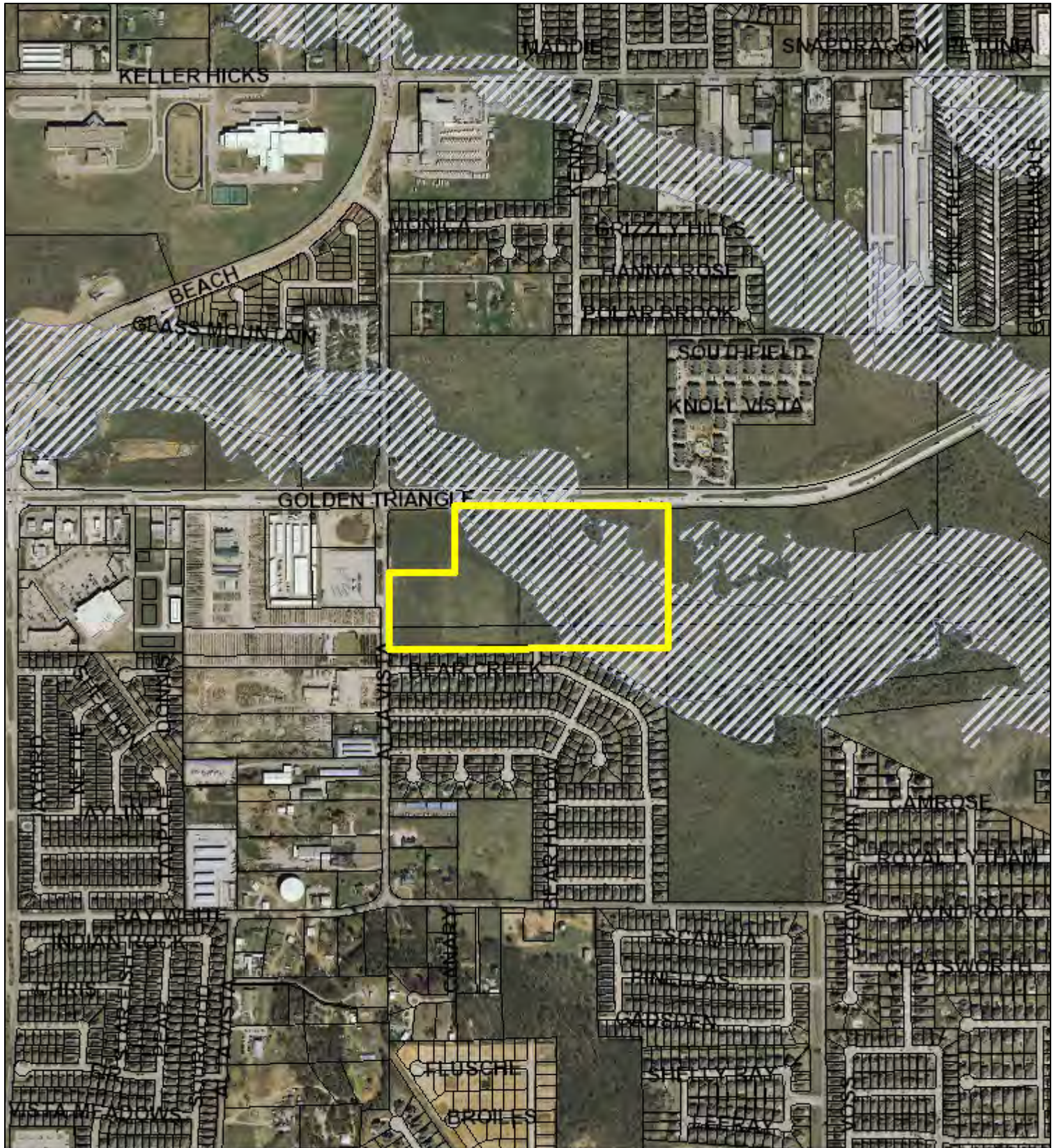
500 250 0 500 Feet



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 18, 2014.



Aerial Photo Map



East Chisholm Trail Pkwy; "G" Intensive Commercial / vacant
 South "A-5" One-Family / Trinity River
 West "PD-630" Planned Development for MU-2 uses / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-05-051 Approved by City Council 03/24/05 for PD/MU-2 uses (subject property)
 ZC-12-052 Approved by City Council 07/23/12 to provide a maximum 20 ft. front setback and allow for front yard signage

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Edwards Ranch Clear Fork	Collector	collector	Yes
121 Tollway/Chisholm Trail	Toll/Freeway	Toll/Freeway	Yes

Public Notification:

The following organizations were notified:

Organizations Notified	
Trinity Habitat for Humanity	Fort Worth ISD
Streams & Valleys, Inc.	

*Not located within a registered Neighborhood Organization

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zone change from "PD-630" Planned Development for MU-2 uses to "G" Intensive Commercial. Surrounding land uses are primarily vacant with office uses to the west and east of Chisolm Trail Pkwy.

Based on surrounding land uses, the proposed zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the site as Mixed-Use Growth Center. The requested zoning change is consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)

While the "G" zoning removes the high density building and public space form constructed for a mixed use area, based on conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

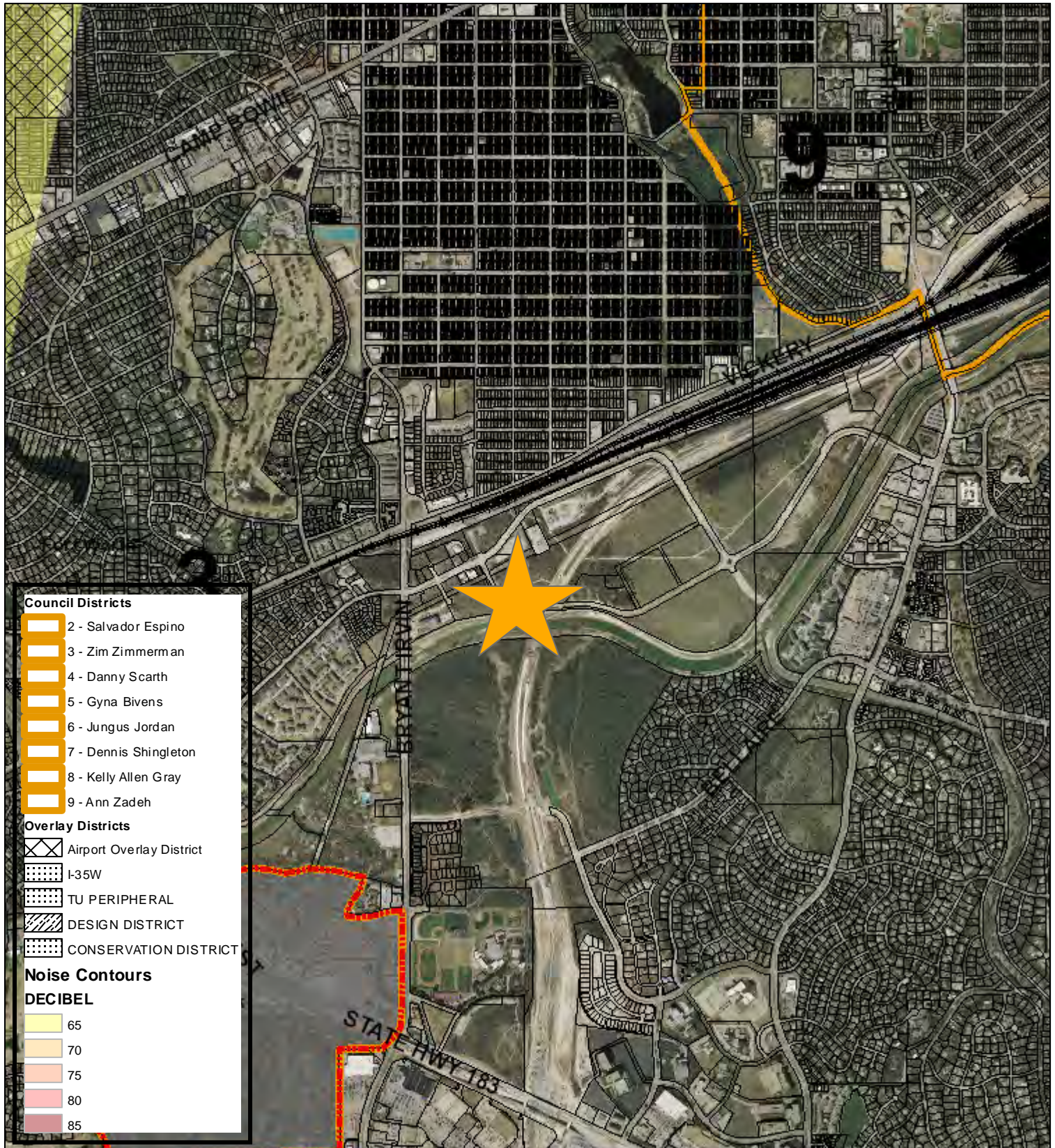
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



ZC-14-158

Area Map



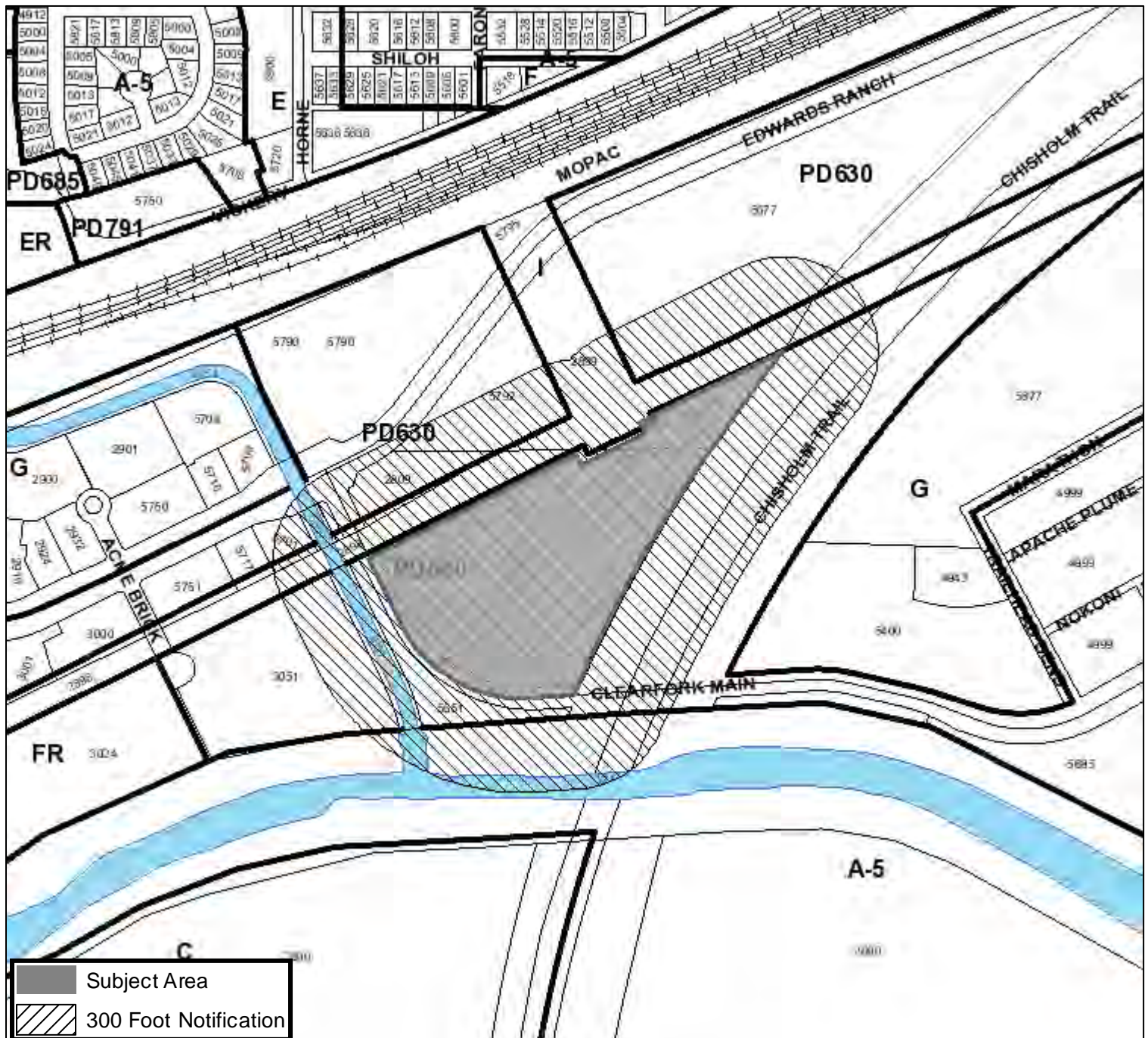
0 1,000 2,000 4,000 Feet



ZC-14-158

Area Zoning Map

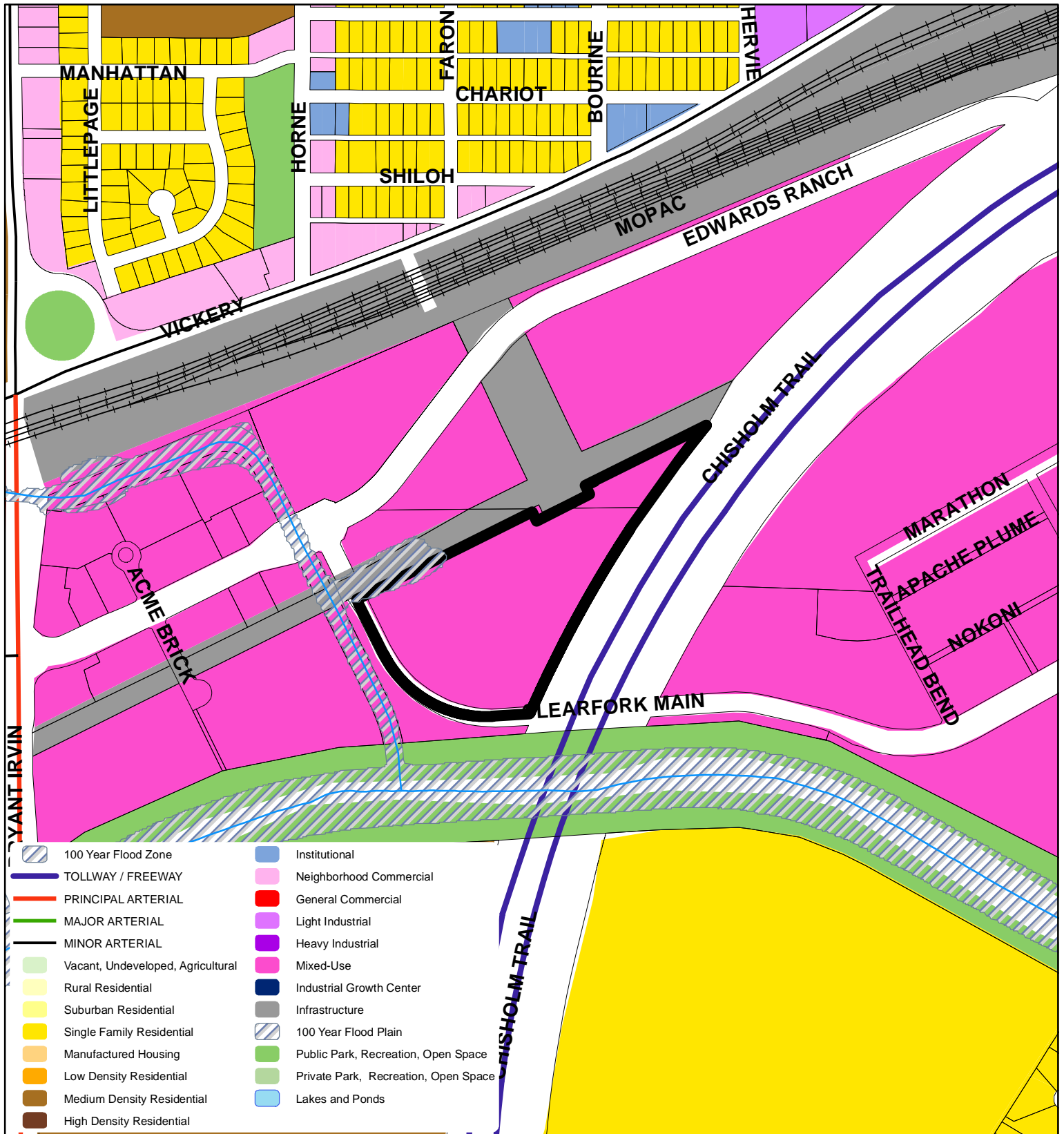
Applicant: Edwards Geren LTD
Address: 3051 & 3053 Bryant Irvin Road
Zoning From: PD 630
Zoning To: G
Acres: 12.40224272
Mapsc0: 74Z
Sector/District: Arlington Heights
Commission Date: 12/10/2014
Contact: 817-392-8043



0 230 460 920 Feet

Created: 11/14/2014 1:53:30 PM

Future Land Use



500 250 0 500 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 18, 2014.





ZC-14-158

Aerial Photo Map



0 395 790 1,580 Feet





Case Number **ZC-14-159**

**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
December 10, 2014

Council District 3

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: **R/P LLC II, LTD**

Site Location: 2500 River Park Drive Mapsco: 74Z

Proposed Use: **Single-family**

Request: From: "G" Intensive Commercial

To: "PD/A-5" Planned Development for all uses in 'A-5' One-Family with the following waivers: less than minimum lot size of 5,000 sf; greater than 50 percent maximum lot coverage; less than 20 ft. front yard setback, 5 ft. side yard setback for interior lots and 10 ft. on side streets, and 5 ft. rear setback; less than 50 ft. lot width at the building line, site plan included.

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is not consistent.**
(Significant Deviation)

Background:

The proposed site is located at the intersection of Bryant Irvin Rd and River Park Dr. The applicant is proposing a zoning change from "G" Intensive Commercial to "PD/A-5" Planned Development for all uses in 'A-5' One-Family, site plan included. The proposed site is located along two minor arterials. Both the northern and southern corners are zoned commercial, providing a buffer to the residentially zoned land west of the site. Additionally, commercial office uses are located directly west of the site.

The applicant is proposing to construct 54 single-family residences on roughly 2,700 square foot lots with minimal setbacks. The proposal will provide a different type of single-family product than is currently allowed within the standard zoning districts and may be described as detached townhomes. The proposal can be likened to more densely developed residential uses located within the urban villages and form-based districts.

Two major issues have been identified by city staff and communicated to the applicant through a series of meetings and communications: 1) two full points of access are required based on the number of lots, and 2) the private/street easement widths are not adequate to accommodate the water, sewer, private utilities, and drainage that are intended to be included within this area. The applicant is requesting several waivers, as shown in the table and comments below.

The site plan has other comments from Platting, Water, Transportation/Public Works, and Fire due to site constraints and developmental requirements. Information requested from the applicant at the last meeting

with staff has not been provided and this site plan does not reflect any of the items discussed in that meeting.

Many of the issues identified are based on noncompliance with the Subdivision Ordinance. While the Zoning Commission cannot waive these items, it is important that they are considered at the time of consideration of the zoning site plan because the site plan is intended to regulate the development of this property.

Staff has communicated different zoning options to the applicant, including "PD/R1" Zero Lot Line/Cluster to potentially reduce the amount of zoning waivers, however the applicant elected to keep the proposed PD/A-5 zoning. The neighborhood and applicant have been in contact, and the neighborhood has expressed concern about traffic issues related to the site.

Requirement	A-5	R1	Proposed PD
Lot size	5,000 sf minimum	2,500 sf minimum	2,700 sf
Lot Width	50 ft. minimum at building line	25 ft. minimum at building line	27 ft. minimum at building line
Side yard	5 ft. min (Interior lot); 10 ft. min adjacent to side street	5 ft. min. (for detached, center loaded units)	3 ft. for interior lots; 5 ft. adjacent to side street
Front Yard	20 ft. minimum	5 ft	5 ft
Height	35 ft	35 ft	35 ft
Parking	2 spaces per dwelling located behind the front building line, plus one space per bedroom over three bedrooms, all behind the front building line	Two spaces per dwelling unit behind the front building line, except for limited local streets, where four spaces shall be required, located behind the front building line	Two spaces per dwelling unit behind the front building line, except for limited local streets, where four spaces shall be required, located behind the front building line (159 spaces provided, several located within easements; 216 spaces required)
Lot coverage	50 percent maximum	NA	70 percent

Site Information:

Owner: R/P LPC II LTD
1017 S. F.M. 5
Aledo, TX 76008
Agent: Larry Jackson
Acreage: 6.55 acres
Comprehensive Plan Sector: Western Hills/Ridglea

Surrounding Zoning and Land Uses:

North "A-5" One-Family / railroad
East "G" Intensive Commercial / vacant, office
South "G" Intensive Commercial; "R-2" Townhouse/Cluster / single-family, vacant
West "G" Intensive Commercial / office

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Bryant Irvin Rd	Minor Arterial	Minor Arterial	No
Riverpark Dr.	Minor Arterial	Minor Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
River Park Place	Como
Ridglea Hills	Trinity Habitat for Humanity
Ridglea	Streams & Valleys, Inc
Gardens of Westridge	Fort Worth ISD

*Not located within a registered Neighborhood Organization

Site Plan Comments:

The site plan as submitted is not in general compliance with the A-5 zoning regulations. The applicant is requesting waivers for the following items:

1. Provide height of the proposed units.
2. Four parking spaces required behind the front build line (on limited local street).
3. Required parking cannot be counted within easements
 - a. Several parking spaces are located within proposed 10' utility easement and 15' drainage easement
4. The minimum lot size for A-5 zoning is 5,000 sf (waiver requested)
5. The maximum lot coverage for A-5 is 50% (waiver requested)
6. 20 ft. front yard setback required (waiver requested)
7. 5 ft. side yard is required on interior lots (waiver requested)
8. 10 ft. side yard is required adjacent a side street (waiver requested)
9. 5 ft. required rear setback (waiver requested)
10. 50 ft. lot width is required at the building line (waiver requested)
11. Any property that is platted into three lots or more for one or two family development where the side or rear yard are adjacent to an arterial street as defined by the City Master Thoroughfare Plan, shall be required to provide a minimum 6' masonry wall of brick, stone, decorative cast concrete or cedar wood fence along the entire length of each property. Masonry columns shall be provided not greater than 10 ft. on center.
12. Provide parking table (total number provided, total number required, difference)

Compliance with the items noted above shall be reflected on the site plan or waivers are required.

Platting:

1. Two access points (ingress and egress) are required when 30 residential units are platted. This proposal for 54 units provides only one access point and an "emergency vehicles only" drive.
2. A limited local street, the narrowest public or private street allowed, requires a 25-foot roadway (back of curb to back of curb) centered in a 40-foot right-of-way rather than the proposed 24-foot roadway (back of curb to back of curb) in a 26-foot right-of-way.
3. A cul-de-sac or series of interconnecting streets that form a closed "circle" in which there is only one outlet shall not serve more than 30 residential units nor exceed the maximum length of 650 feet, rather than the proposed 54 units with a street length in excess of 1,200 feet.
4. Four off-street parking spaces are required for each residential unit on a limited local street (216 spaces including garage parking) rather than the 143 spaces provided.
5. Four-foot concrete sidewalks are required on both sides of all public and private streets. The proposed development does not provide sidewalks.
6. Front entry garages are prohibited for residential lots less than 50 feet in width. Driveways shall be either by rear entry from an abutting side or rear alley or by a common share

driveway centered over the common lot line between adjacent dwelling units. The site plan reflects front entry garages each with a 19-foot wide driveway on a 32-foot wide lot.

7. Residential and collector streets shall not intersect arterial streets at intervals less than 600 feet. The intersections of Streets A and D with River Park Drive, an arterial street, is approximately 140 feet.
8. Limited local streets require a paving flare out (28 feet by 40 feet) within the street right-of-way at the midblock location. No flare outs are provided.
9. At least one curb length of not less than 20 feet for every 2 dwelling units on a limited local street is required. The site plan reflects 13 feet of curb length.
10. Additional right-of-way dedication is required for River Park Drive, an arterial street in the Master Thoroughfare Plan.
11. It appears from the site plan that the proposed street design and the location of intersections on River Park Drive do not comply with various technical design criteria. Additional waivers of these standards by the City Plan Commission would be required following an affirmative recommendation from the Transportation and Public Works Department.

TPW Stormwater

These issues were presented to their Engineer and he never answered or addressed them.

1. Their initial problem of running the lines in the street were resolved, but after it was pointed out the inlets would be too close to the building they proposed placing a TxDOT inlet. These inlets are basically backwards to our City inlets, but they would work. But now the lines are back in the street and they have not been accounted for since they will again impact the water and sewer. So they have not proven the lateral lines will work and not interfere with the other utilities.
2. The inlets are only 6 feet from the building. This is not enough clearance. Anytime work is done there is a very real possibility of disturbing the foundation of the building. Any crack in a wall will be blamed on the City. There is also the problem of equipment working in that close quarters and the very real possibility of hitting the building. When these machines are about 7'+ wide plus the extension supports, the supports would have to be against the building, which usually mean hitting the building. It is simply not enough room to maneuver equipment to do work behind the back of curb.
3. Since the building is only 5 feet from the ROW, normally the water for the 100 year is carried to the ROW. The criterion says there should be 2' of freeboard above the 100 year flood level, but even we agree that is probably not meant for the street 100 flood level. We do all agree however, 6" above the 100 year is valid and they do have very low flows. Even if they kept all of the water in the gutter line, for it to raise 6" to get the building above the flood level, in 6 feet, you need an 8.3% grade which is very steep for a driveway approach and probably will not work.

TPW Streets

1. Local residential streets require 50' ROW. A limited local street of 40 ft. is permitted in single-family developments; however the maximum units served by a limited local loop street is 30 units.
 - a. Limited local streets shall provide the following:
 1. one length of curb (not less than 20 ft in length, excluding driveways, for every two dwelling units must be available along the limited local street to provide for overflow parking.
 2. A paving flare out of 28 ft. width by 40 ft. long within the right of way shall be provided at the mid-block location not exceeding 500 ft. from the nearest intersecting cross street.
2. The proposed lot coverage does not allow for sight visibility as vehicles exit driveways into the travel path of cars within the subdivision.
3. There are no proposed sidewalks within the residential development.
4. Raised curb and gutter are required for all city streets.
5. Street centerlines offset(s) as shown are unacceptable. Centerline offsets shall be at least 600' between local street (s) or collector street(s) and arterial streets. Greater centerline offsets may be required by the City Traffic Engineer

6. Intersections sight distances must be adequate. Horizontal geometry, vertical geometry, and intersection angles must provide adequate sight distance. The grade difference as Bryant Irving approaches River Park Drive may preclude drivers from seeing drivers entering and exiting the proposed first access drive along River Park Drive if vehicles are stacking into River Park right of way as they await vehicles maneuvering within the on-street parking spaces proposed at the entrance of the development.
7. Driveway location must not interfere with intersection function. Ensure adequate visibility is available after lots enter the subdivision and approach vehicles exiting driveways along Street B adjacent to the gated access entry.
8. Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Provisions for an acceptable turnaround must be made. Provide details on final plat. The access closest to the intersection of Bryant Irving and River Park Drive does not provide stacking space, but is proposed as ingress and egress to the site.
9. Head-in parking must comply with ordinance #17517. The proposed head in parking at the first access (Street D) are located 5ft. from the driveway approach into the subdivision.
10. Dumpster pickup must be located internal to the site.

Fort Worth Fire Department

1. Because parking cannot be continuously enforced, the Fort Worth Fire Department is concerned that the 24' wide drivable portion of the streets are an insufficient width considering the available parking shown in the submitted site plan. Experience has shown that accessibility can be difficult during emergency situations for fire apparatus when cars park along the side of the street. Adding to this, if cars were to park along the side of the street on either side of the 24' wide roadway (as shown in the 'Typical Street Cross Section'), that would reduce the available street width to below the Fire Code minimum of 20' wide unobstructed access.
2. It is a strong concern of the Fort Worth Fire Department that if the eastern secondary access ROW is needed by emergency personnel for access, this will be a hazard to drivers turning right off of the southbound side of Bryant Irvin Road onto River Park Drive as fire apparatus are forced to stop suddenly for a very sharp right turn into the subdivision.
3. The applicant has shown no indication to the Fort Worth Fire Department that unobstructed access, as required by the City of Fort Worth's Fire Code, can be supplied to all residential lots within this subdivision at all times.
4. The 24' Turning Radius shown on the site plan submitted to the Fort Worth Fire Department does not meet the minimum requirement of Section 503.2.4 of the City of Fort Worth Fire Code.

Water

1. Street dedication exclusive for water and sewer easement
2. Encroachment agreement is required for gates, over water and sewer

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/A-5" to allow for small lot single-family residential. Surrounding land uses vary with small offices to the west, single-family to the south, railroad right of way to the north and vacant land to the east.

As a result, proposed zoning **is compatible** with surrounding land uses, but the site plan has serious deficiencies based on health and safety concerns.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the site as Intensive Commercial. The requested zoning change is not consistent with the following Comprehensive Plan policies:

- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city. (pg. 39)
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways. (pg. 40)

Based on nonconformance with the future land use map and the policies stated above; the proposed zoning **is not consistent** with the Comprehensive Plan. (***Significant Deviation***)

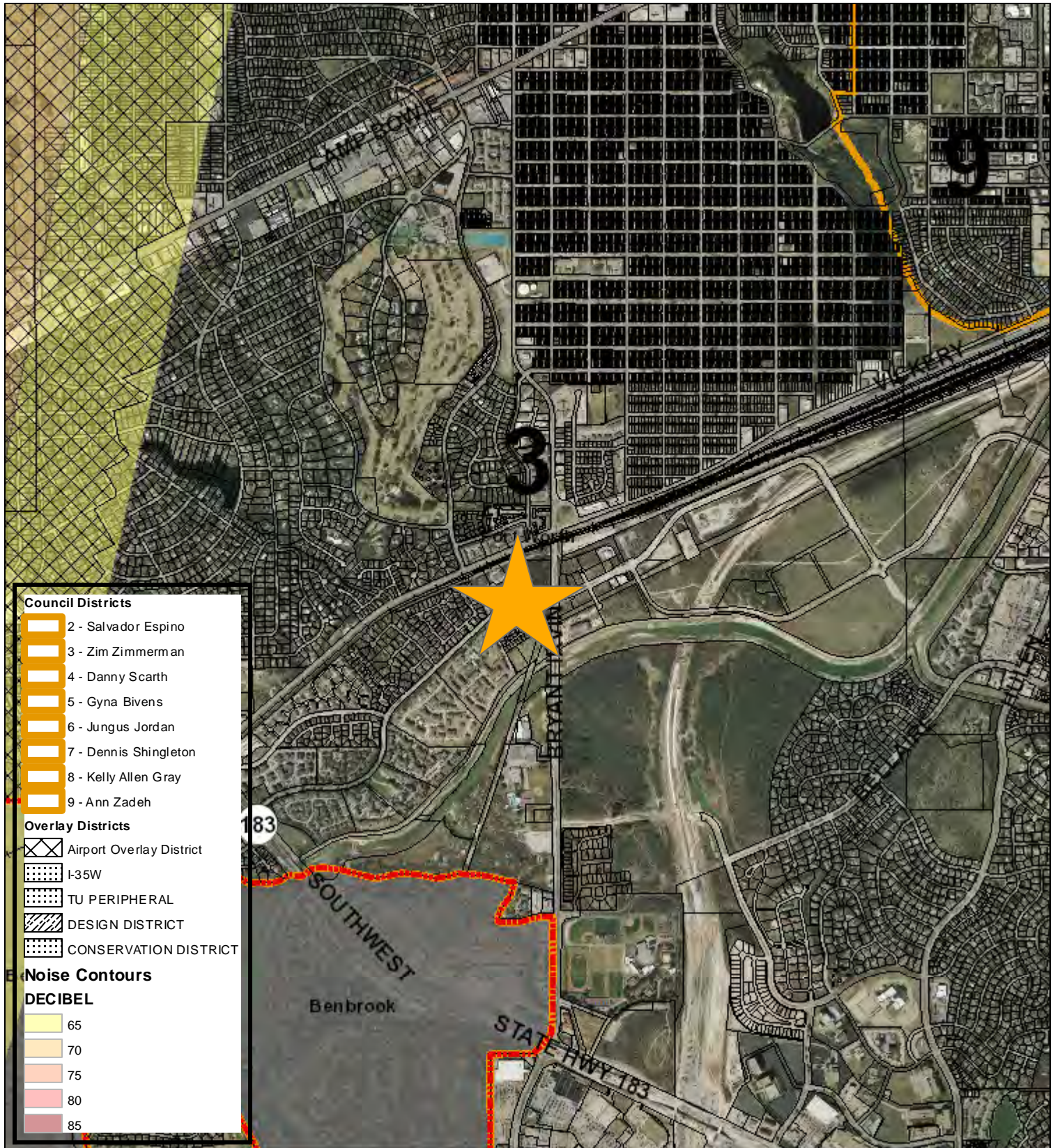
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan



ZC-14-159

Area Map



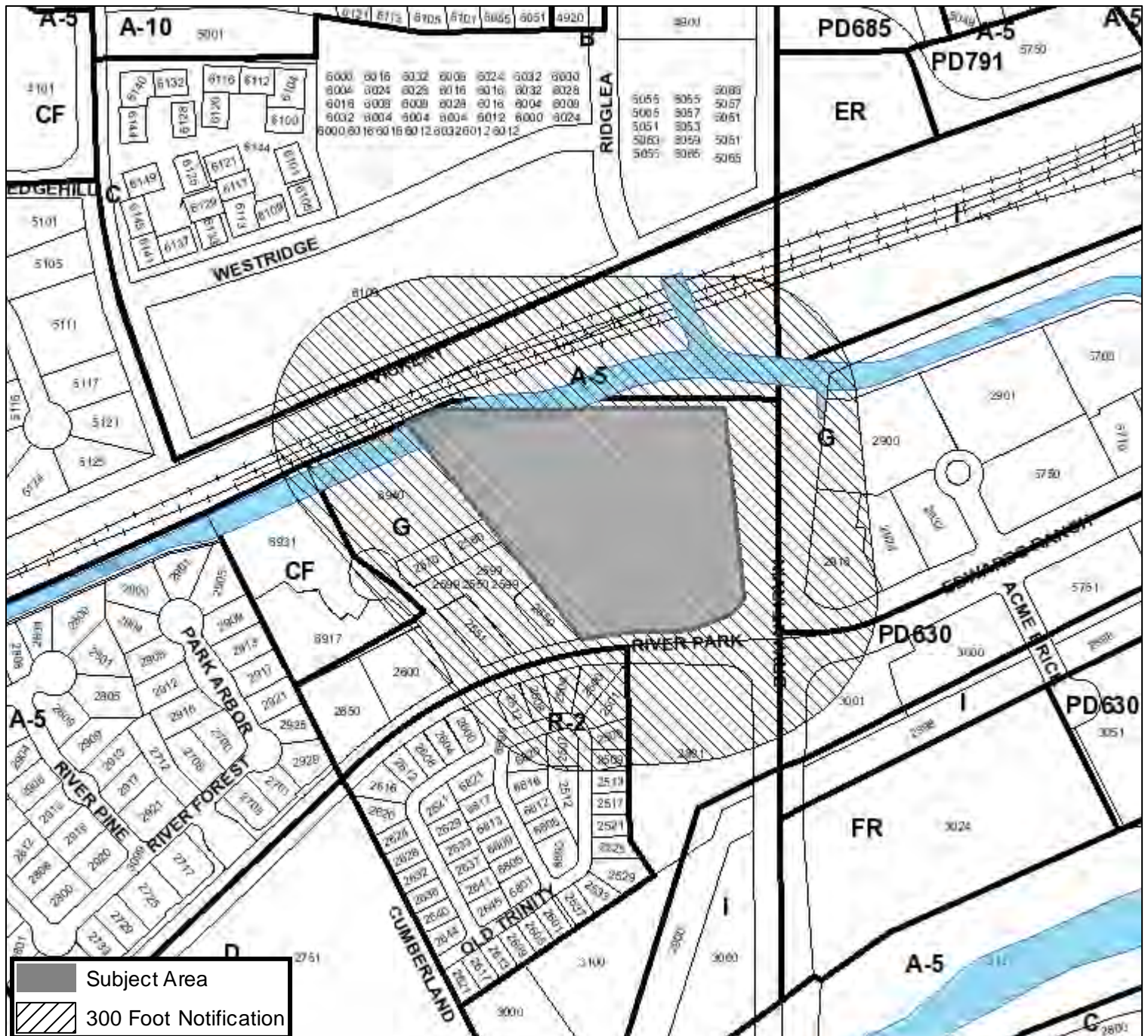
0 1,000 2,000 4,000 Feet



ZC-14-159

Area Zoning Map

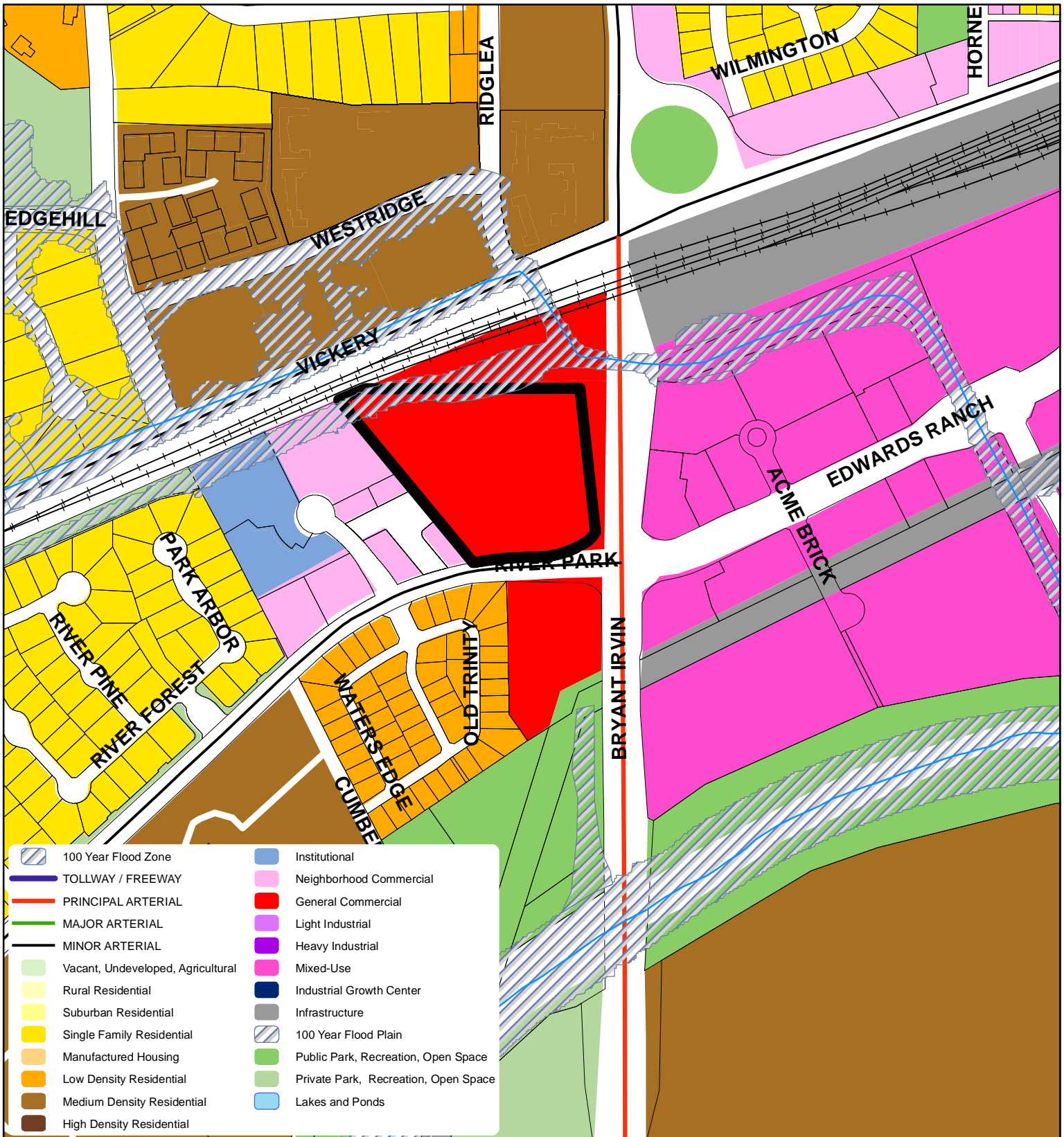
Applicant: R/P LLC II, LTD
Address: 2500 River Park Drive
Zoning From: G
Zoning To: PD for residential uses
Acres: 6.54664022
Mapsc0: 74Z
Sector/District: W. Hills/Ridglea
Commission Date: 12/10/2014
Contact: 817-392-8043



0 162.5 325 650 Feet

Created: 11/14/2014 1:53:23 PM

Future Land Use



400 200 0 400 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 18, 2014.



Aerial Photo Map





Case Number **ZC-14-161**

**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
December 10, 2014

Council District 9

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: **City of Fort Worth Planning and Development**

Site Location: 919 W. Mason Street Mapsco: 90H

Proposed Use: **Single-family**

Request: From: "B" Two-Family
To: "A-5" One-Family

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

City Council adopted a procedure regulating the review, zoning, and sale of surplus property. Upon satisfactory completion, the properties are offered for sale. The proposed site is currently vacant and located on Mason St. near the corner of College Ave.

Site Information:

Owner:	City of Fort Worth 1000 Throckmorton Street Fort Worth, TX 76102
Acreage:	0.11 ac
Comprehensive Plan Sector:	Southside

Surrounding Zoning and Land Uses:

North	"B" Two-Family / single-family
East	"B" Two-Family / single-family
South	"B" Two-Family / single-family
West	"B" Two-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Mason St.	Minor Arterial	Minor Arterial	No
College Ave	Minor Arterial	Minor Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Worth Heights	Trinity Habitat for Humanity
Rosemont	Streams & Valleys, Inc
Neighbors Working Together	Fort Worth ISD
Hemphill Corridor Task Force	

Development Impact Analysis:**1. Land Use Compatibility**

Uses surrounding the proposed site are primarily single-family. The proposed "A-5" One-Family zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Single-Family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

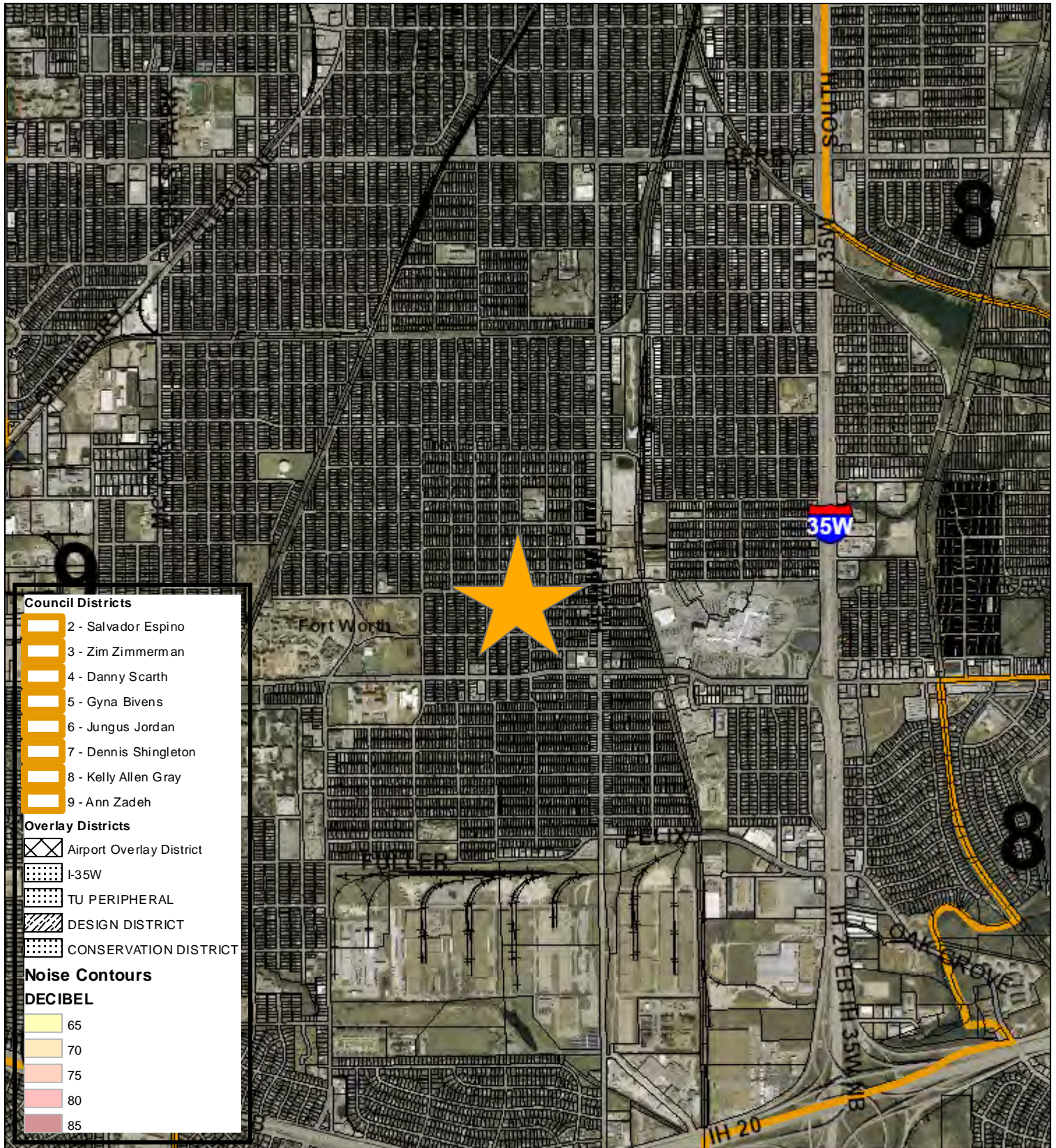
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



ZC-14-161

Area Map



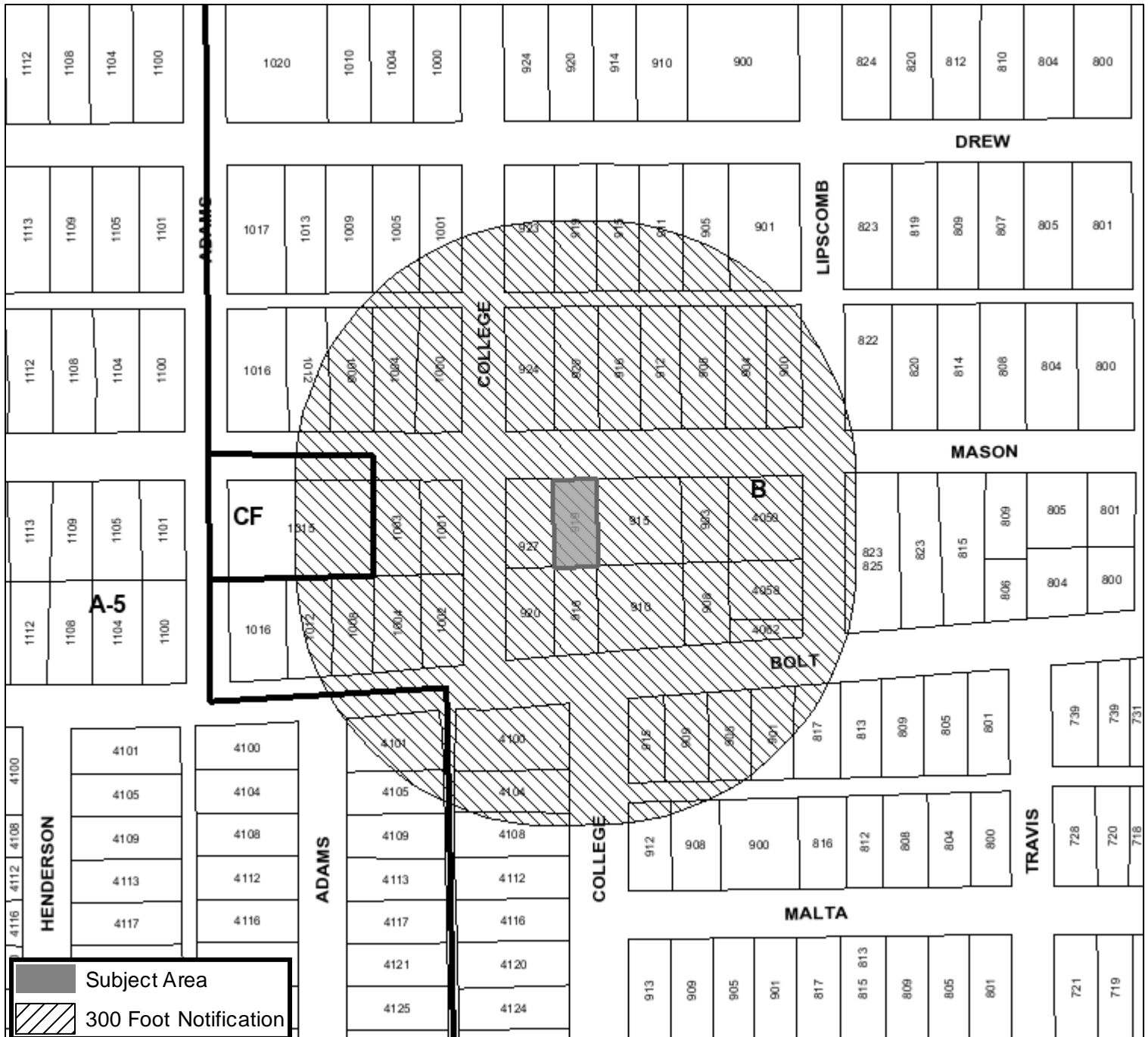
0 1,000 2,000 4,000 Feet



ZC-14-161

Area Zoning Map

Applicant: City of Fort Worth Planning & Development
Address: 919 W. Mason Street
Zoning From: B
Zoning To: A-5
Acres: 0.11958946
Mapsc0: 90H
Sector/District: Southside
Commission Date: 12/10/2014
Contact: 817-392-8043



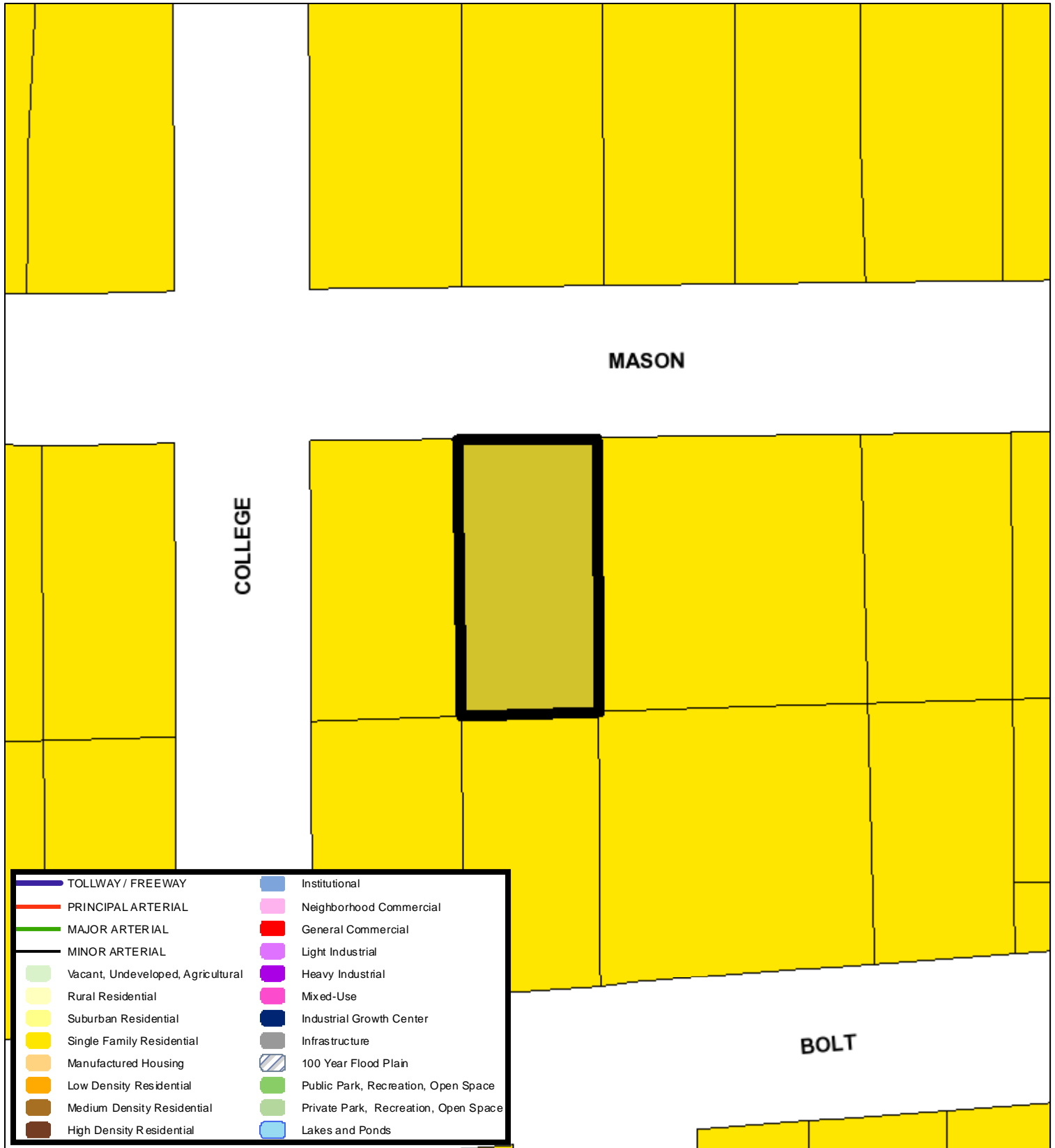
0 80 160 320 Feet

Created: 12/1/2014 1:57:22 PM



ZC-14-161

Future Land Use



50 25 0 50 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 18, 2014.





ZC-14-161

Aerial Photo Map



0 30 60 120 Feet





Case Number **ZC-14-162**

**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
December 10, 2014

Council District 2

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: 4620 Tidwell Drive Mapsco: 61P

Proposed Use: Single-family

Request: From: "B" Two-Family

To: "A-7.5" One-Family

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

City Council adopted a procedure regulating the review, zoning, and sale of surplus property. Upon satisfactory completion, the properties are offered for sale. The proposed site is currently vacant and located on Tidwell Dr. near the corner of Churchill Rd.

Site Information:

Owner:	City of Fort Worth 1000 Throckmorton Street Fort Worth, TX 76102
Acreage:	0.18 ac
Comprehensive Plan Sector:	Northside

Surrounding Zoning and Land Uses:

North	"B" Two-Family / vacant
East	"B" Two-Family / single-family
South	River Oaks / bus barn
West	"B" Two-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Tidwell Dr.	Minor Arterial	Minor Arterial	No
Churchill Rd.	Minor Arterial	Minor Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Trinity Habitat for Humanity	Castleberry ISD
Streams & Valleys, Inc	

Development Impact Analysis:**1. Land Use Compatibility**

Uses surrounding the proposed site are primarily single-family. The proposed "A-7.5" One-Family zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Single-Family. The proposed "A-7.5" zoning is consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

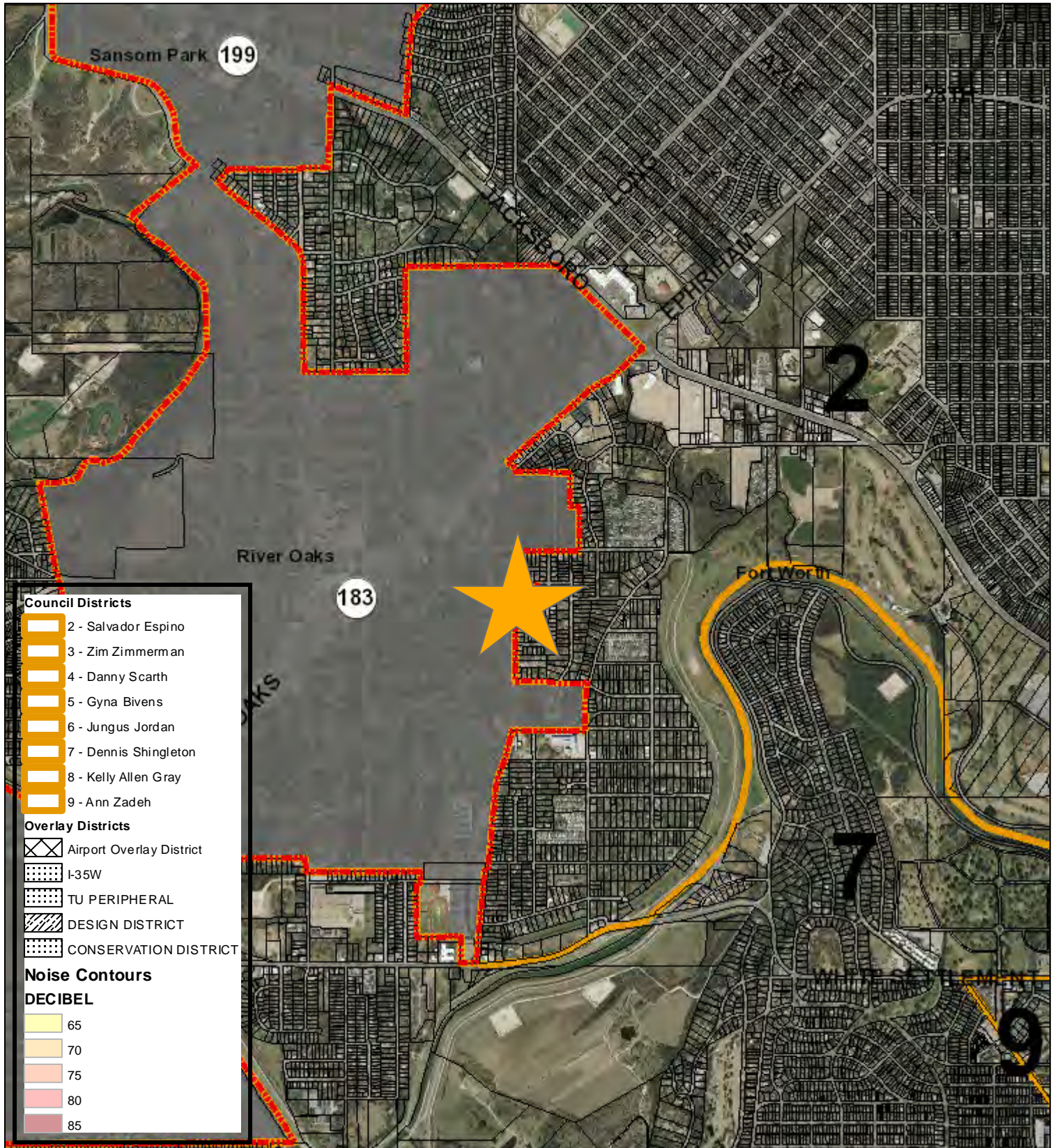
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



ZC-14-162

Area Map



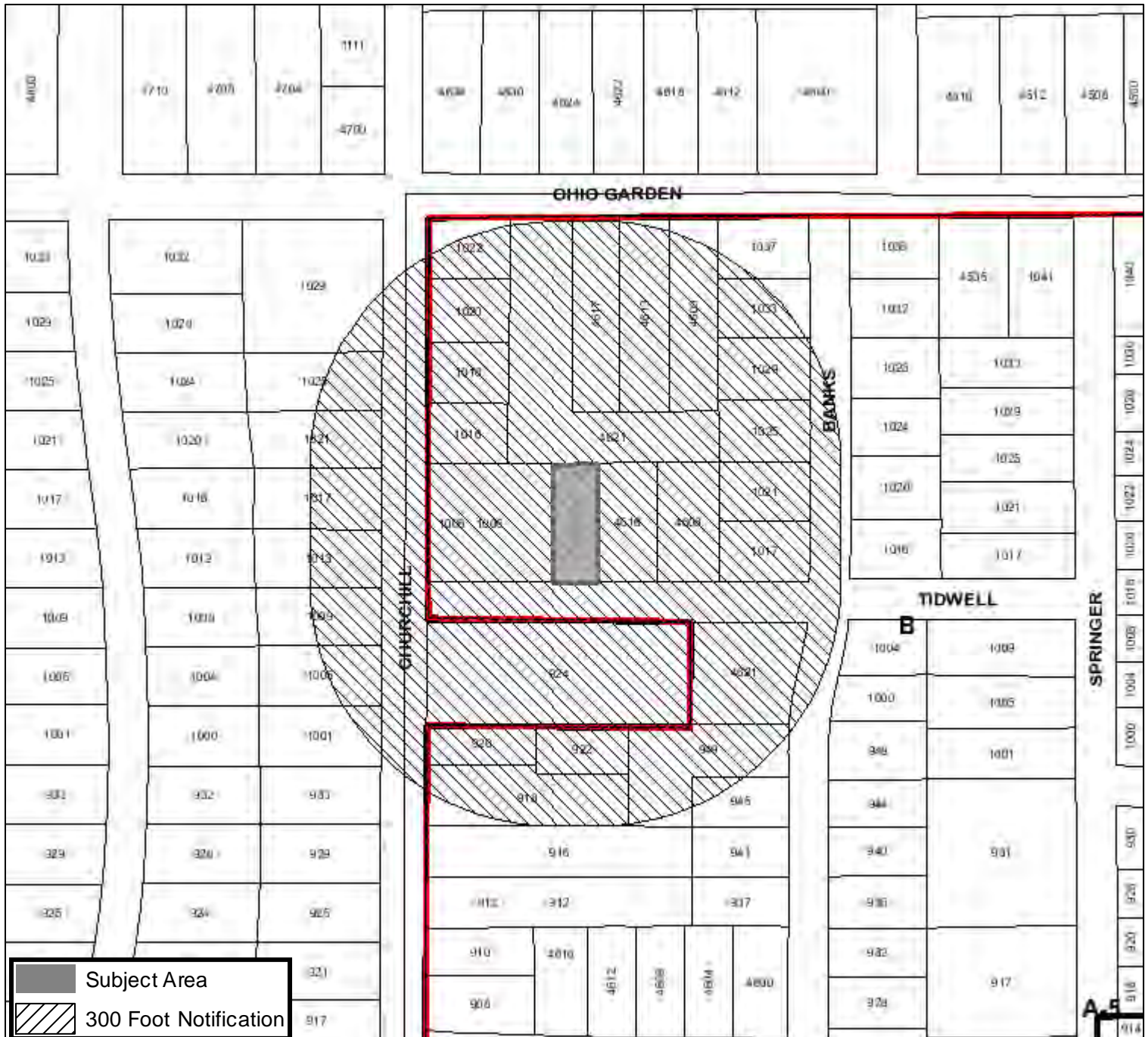
0 1,000 2,000 4,000 Feet



ZC-14-162

Area Zoning Map

Applicant: City of Fort Worth Planning & Development
Address: 4620 Tidwell Drive
Zoning From: B
Zoning To: A-7.5
Acres: 0.1866516
Mapsc0: 61P
Sector/District: Northside
Commission Date: 12/10/2014
Contact: 817-392-8043



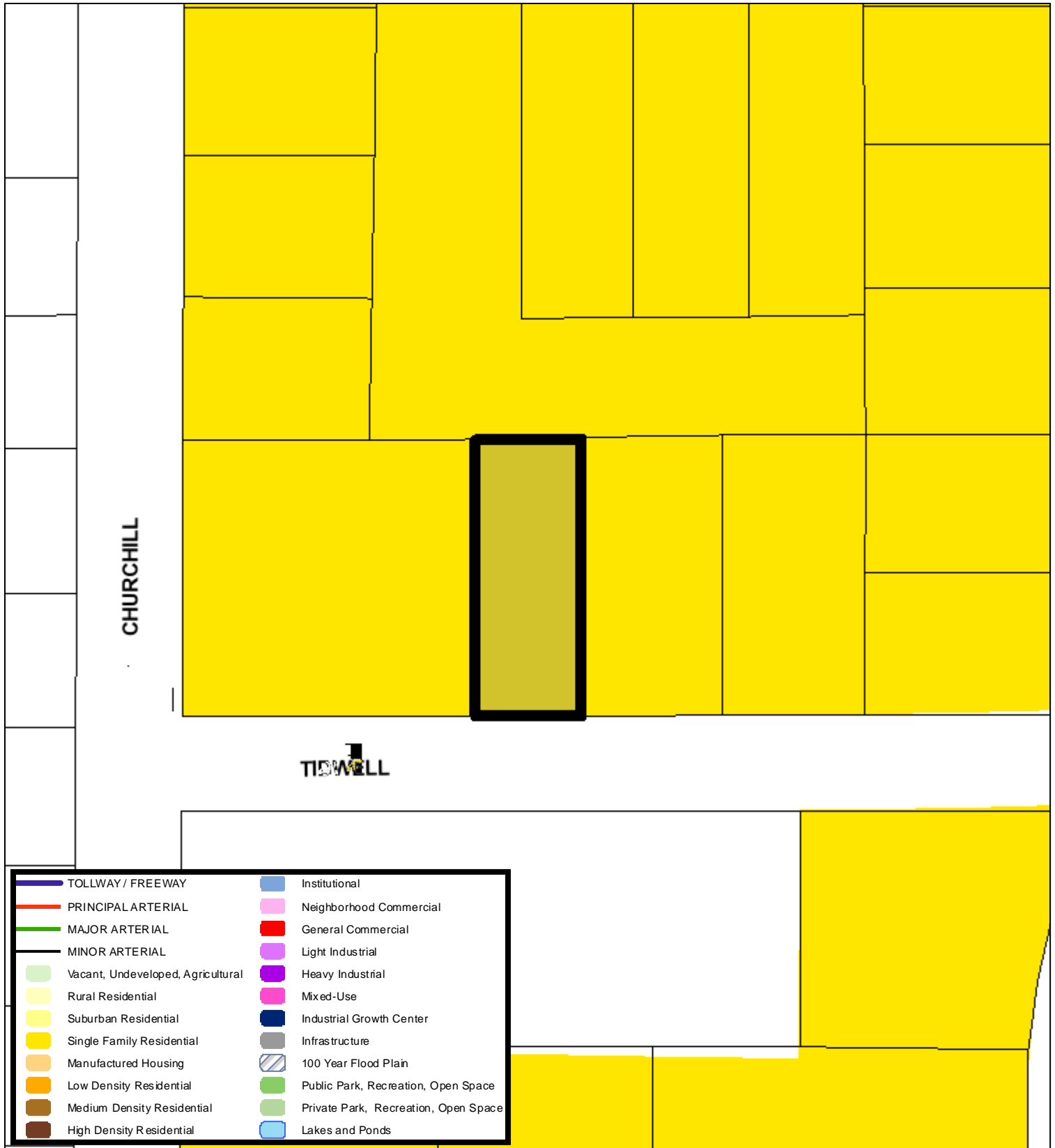
0 87.5 175 350 Feet

Created: 11/14/2014 1:53:42 PM



ZC-14-162

Future Land Use



70 35 0 70 Feet

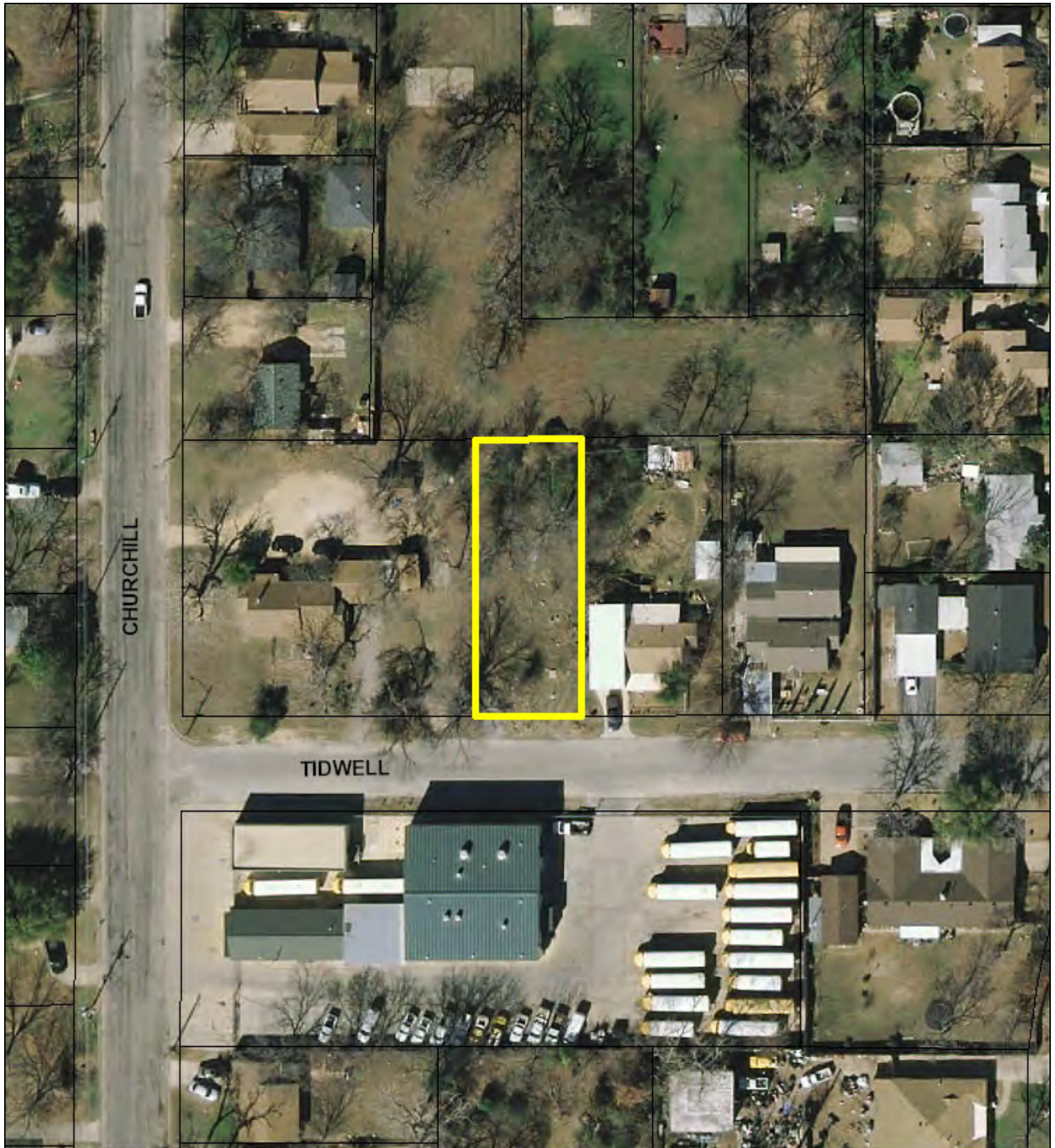
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 18, 2014.





ZC-14-162

Aerial Photo Map



0 40 80 160 Feet





Case Number **ZC-14-163**

**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
December 10, 2014

Council District 4

Continued Yes ☐ No ☒
Case Manager Stephen Murray
Surplus Yes ☒ No ☐
Council Initiated Yes ☐ No ☒

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: 3000 Elinor Street Mapsco: 64A

Proposed Use: Single-family

Request: From: "B" Two-Family
To: "A-5" One-Family

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

City Council adopted a procedure regulating the review, zoning, and sale of surplus property. Upon satisfactory completion, the properties are offered for sale. The proposed site is currently vacant and located on Elinor Street.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102
Acreage: 0.35 ac
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

North "B" Two-Family / single-family
East "E" Neighborhood Commercial / vacant
South "B" Two-Family / single-family
West "B" Two-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Elinor Street	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Bonnie Brae	Streams & Valleys, Inc
Riverside Alliance	Fort Worth ISD
Eastside Sector Alliance	Birdville ISD
Trinity Habitat for Humanity	

Development Impact Analysis:**1. Land Use Compatibility**

Uses surrounding the proposed site are primarily single-family. The proposed "A-5" One-Family zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Single-Family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

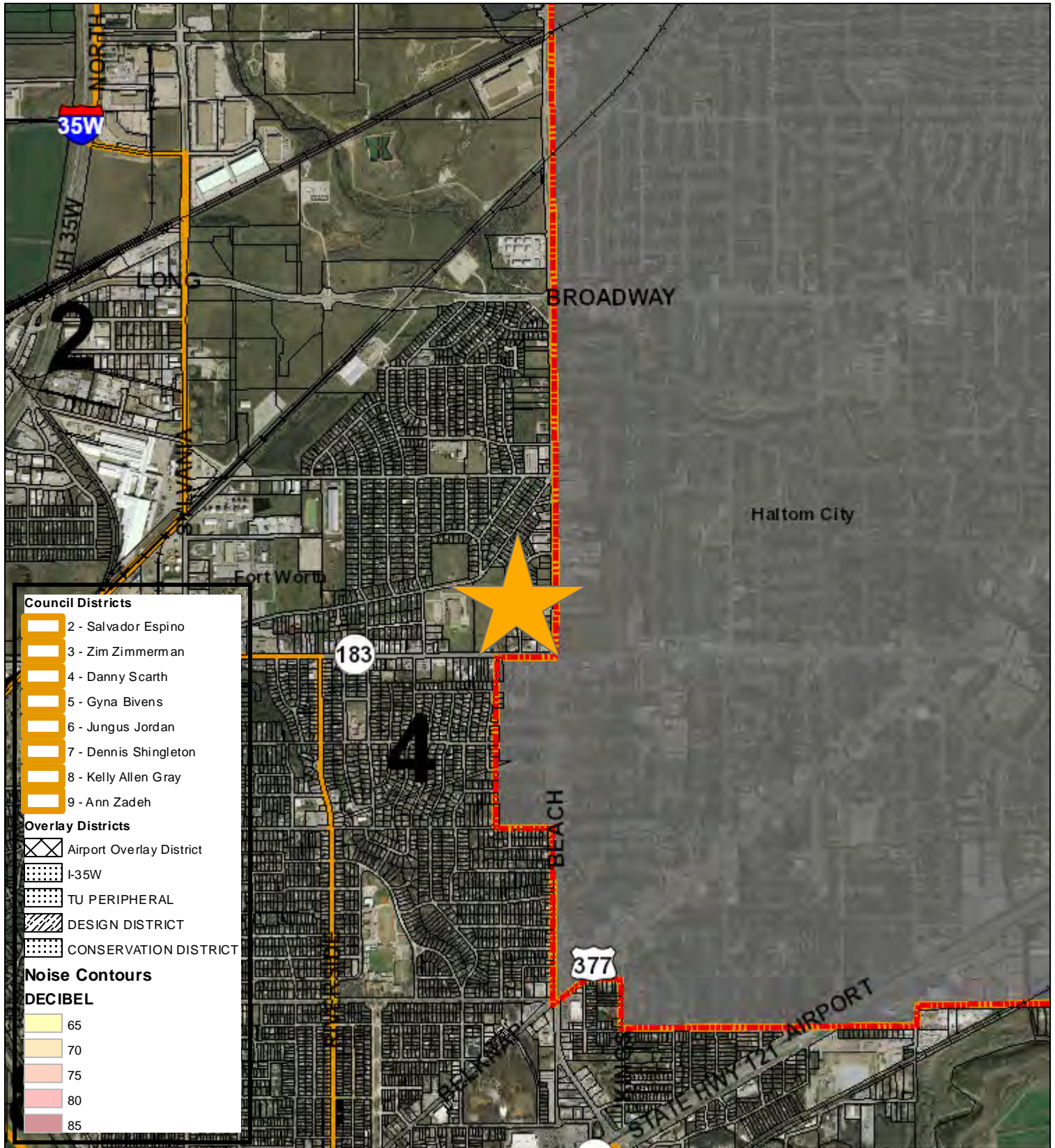
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



ZC-14-163

Area Map



0 1,000 2,000 4,000 Feet



ZC-14-163

Area Zoning Map

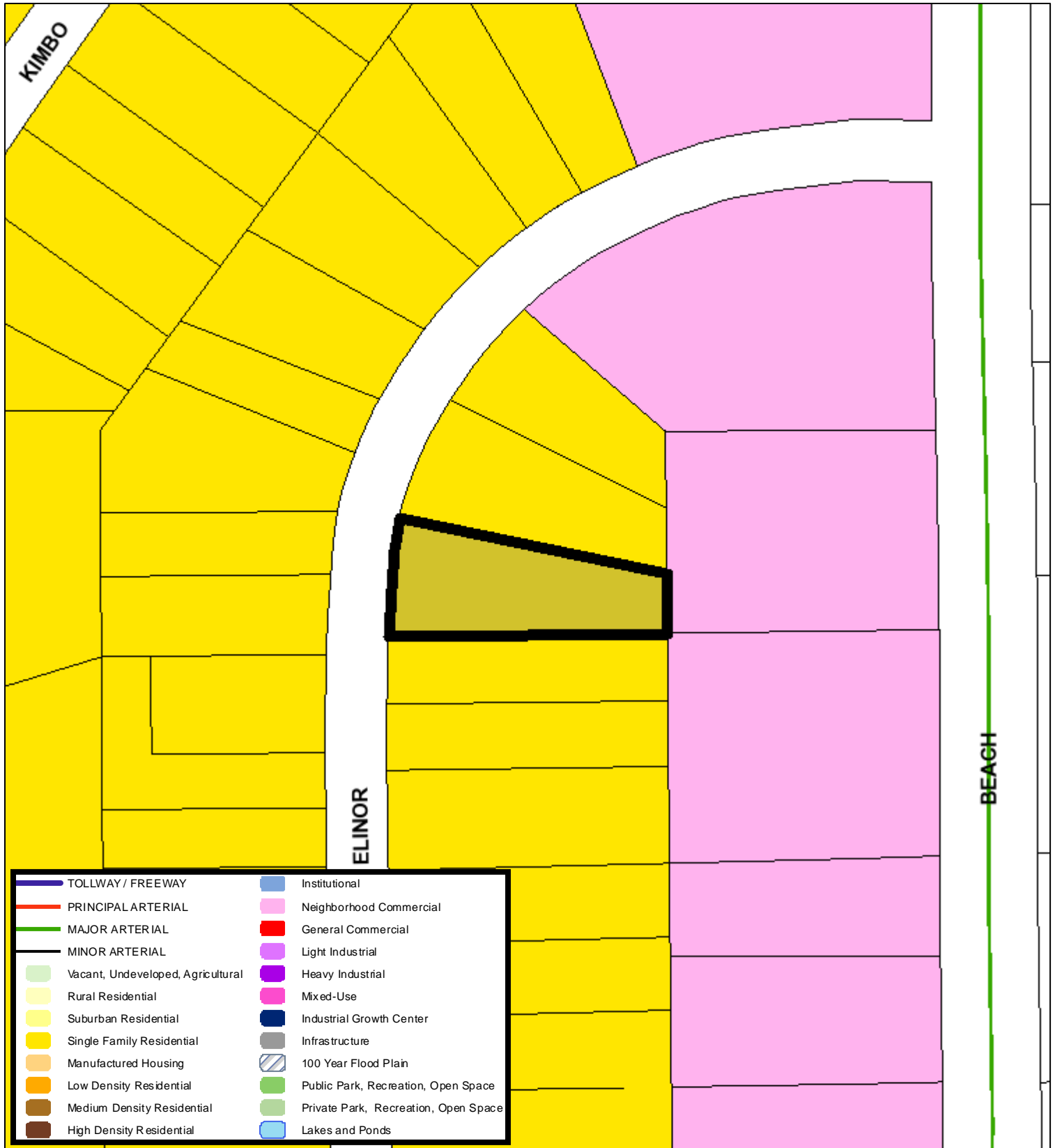
Applicant: City of Fort Worth Planning & Development
Address: 3000 Elinor Street
Zoning From: B
Zoning To: A-5
Acres: 0.37509736
Mapsc0: 64A
Sector/District: Northeast
Commission Date: 12/10/2014
Contact: 817-392-8043





ZC-14-163

Future Land Use



100 50 0 100 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 18, 2014.





ZC-14-163

Aerial Photo Map



0 65 130 260 Feet





Case Number **ZC-14-164**

**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
December 10, 2014

Council District 8

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes X No ___
Council Initiated Yes ___ No X

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: 1300 Block W. Everman Parkway Mapsco: 104M

Proposed Use: Neighborhood Commercial

Request: From: "F" General Commercial
To: "ER" Neighborhood Commercial Restricted

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent (Minor Boundary Adjustment)

Background:

City Council adopted a procedure regulating the review, zoning, and sale of surplus property. Upon satisfactory completion, the properties are offered for sale. The proposed site is vacant and located on Everman Parkway near the corner of Rosedale Springs.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102
Acreage: 2.11 ac
Comprehensive Plan Sector: Sycamore

Surrounding Zoning and Land Uses:

North "A-5" One-Family / single-family
East "CR" Low Density Multifamily / single-family
South "ER" Neighborhood Commercial Restricted / vacant
West "A-5" One-Family / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Everman Parkway.	Minor Arterial	Principal Arterial	No
Rosedale Springs	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Willow Creek	Trinity Habitat for Humanity
Southbrook Park	Streams & Valleys, Inc
Lincolnshire	Crowley ISD
District 6 Alliance	Everman ISD

Development Impact Analysis:**1. Land Use Compatibility**

Uses surrounding the proposed site are primarily single-family and vacant. The proposed "ER" Neighborhood Commercial Restricted zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Single-Family. The proposed "ER" zoning **is not consistent (Minor Boundary Adjustment)** with the Comprehensive Plan. However, the site is located along a proposed principal arterial and is consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Preserve the character of rural and suburban residential neighborhoods. (pg. 39)

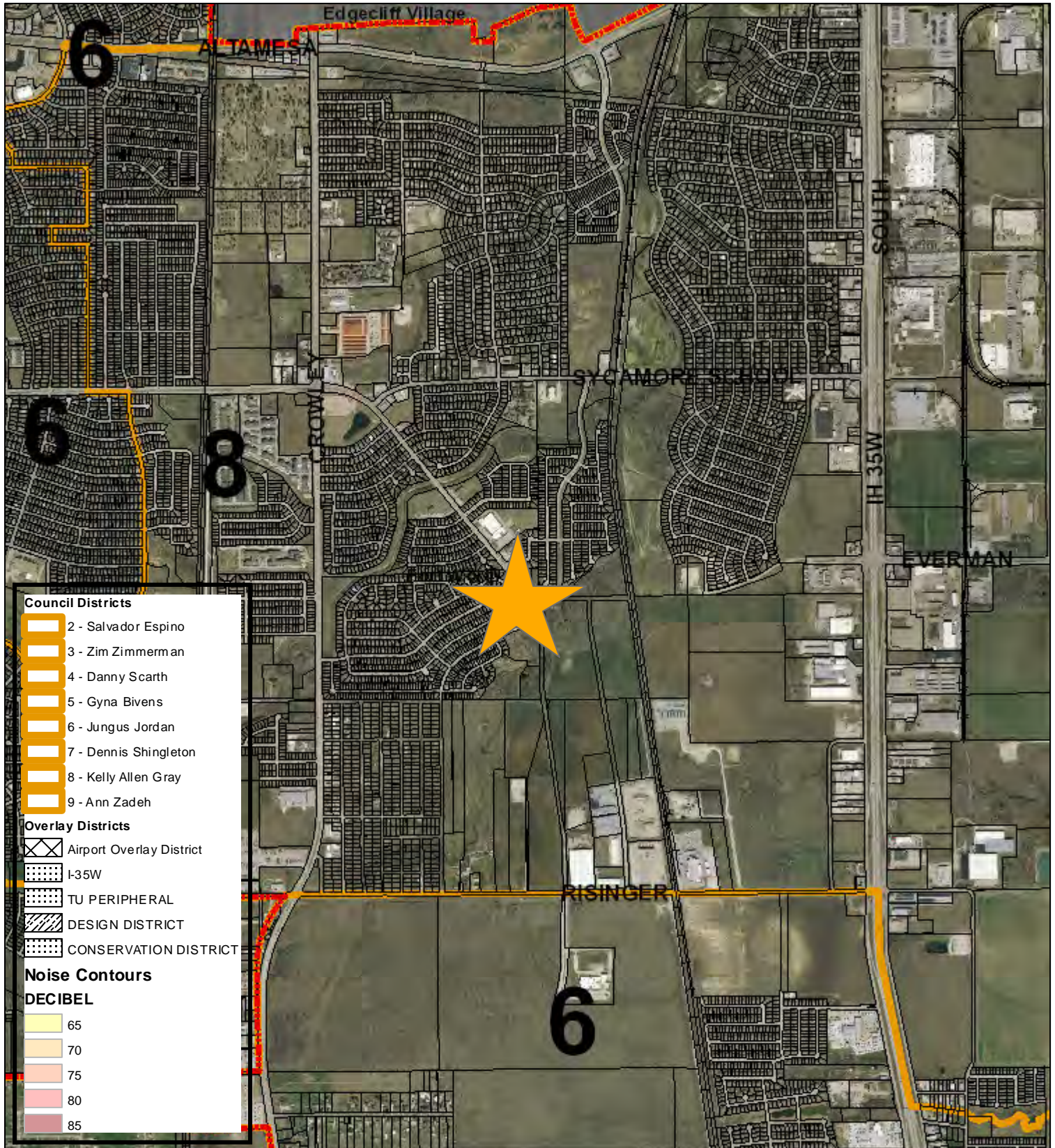
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



ZC-14-164

Area Map



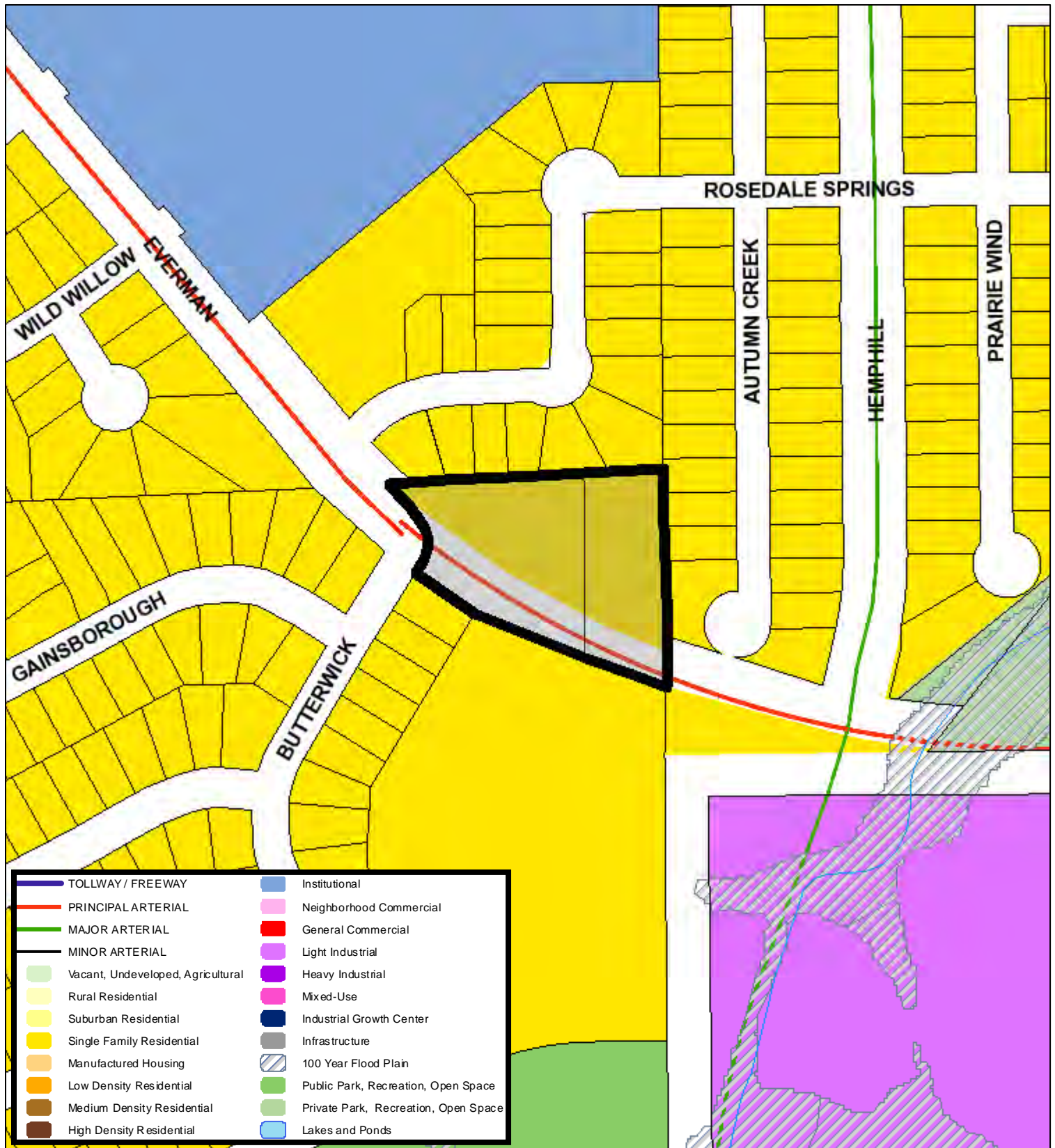
0 1,000 2,000 4,000 Feet

Applicant: City of Fort Worth Planning & Development
Address: 1300 block W. Everman Parkway
Zoning From: F
Zoning To: ER
Acres: 2.11001889
Mapsc0: 104M
Sector/District: Sycamore
Commission Date: 12/10/2014
Contact: 817-392-8043



ZC-14-164

Future Land Use



200 100 0 200 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 18, 2014.





ZC-14-164

Aerial Photo Map



0 125 250 500 Feet





Case Number **ZC-14-165**

**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
December 10, 2014

Council District 8

Continued Yes ☐ No ☒
Case Manager Stephen Murray
Surplus Yes ☒ No ☐
Council Initiated Yes ☐ No ☒

Owner / Applicant: **City of Fort Worth Planning and Development**

Site Location: 1704 Bessie Street Mapsco: 77H

Proposed Use: **Single-family**

Request: From: "B" Two-Family
To: "A-5" One-Family

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

City Council adopted a procedure regulating the review, zoning, and sale of surplus property. Upon satisfactory completion, the properties are offered for sale. The proposed site is currently vacant and located on Bessie St. near the corner of Exeter St.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102
Acreage: 0.15 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "B" Two-Family / single-family
East "B" Two-Family / single-family
South "A-5" One-Family / vacant
West "B" Two-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Bessie St.	Residential	Residential	No
Exeter St	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Southeast Kingdom	Southeast Fort Worth Inc
Parker Essex Boaz	Eastside Sector Alliance
Near East Side	Trinity Habitat for Humanity
Historic Southside	Streams & Valleys, Inc
Glenwood Triangle	East Fort Worth, Inc
United Communities Association	Fort Worth ISD
East Fort Worth Business Assn	

Development Impact Analysis:**1. Land Use Compatibility**

Uses surrounding the proposed site are primarily Single-Family. The proposed "A-5" One-Family zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as single-family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

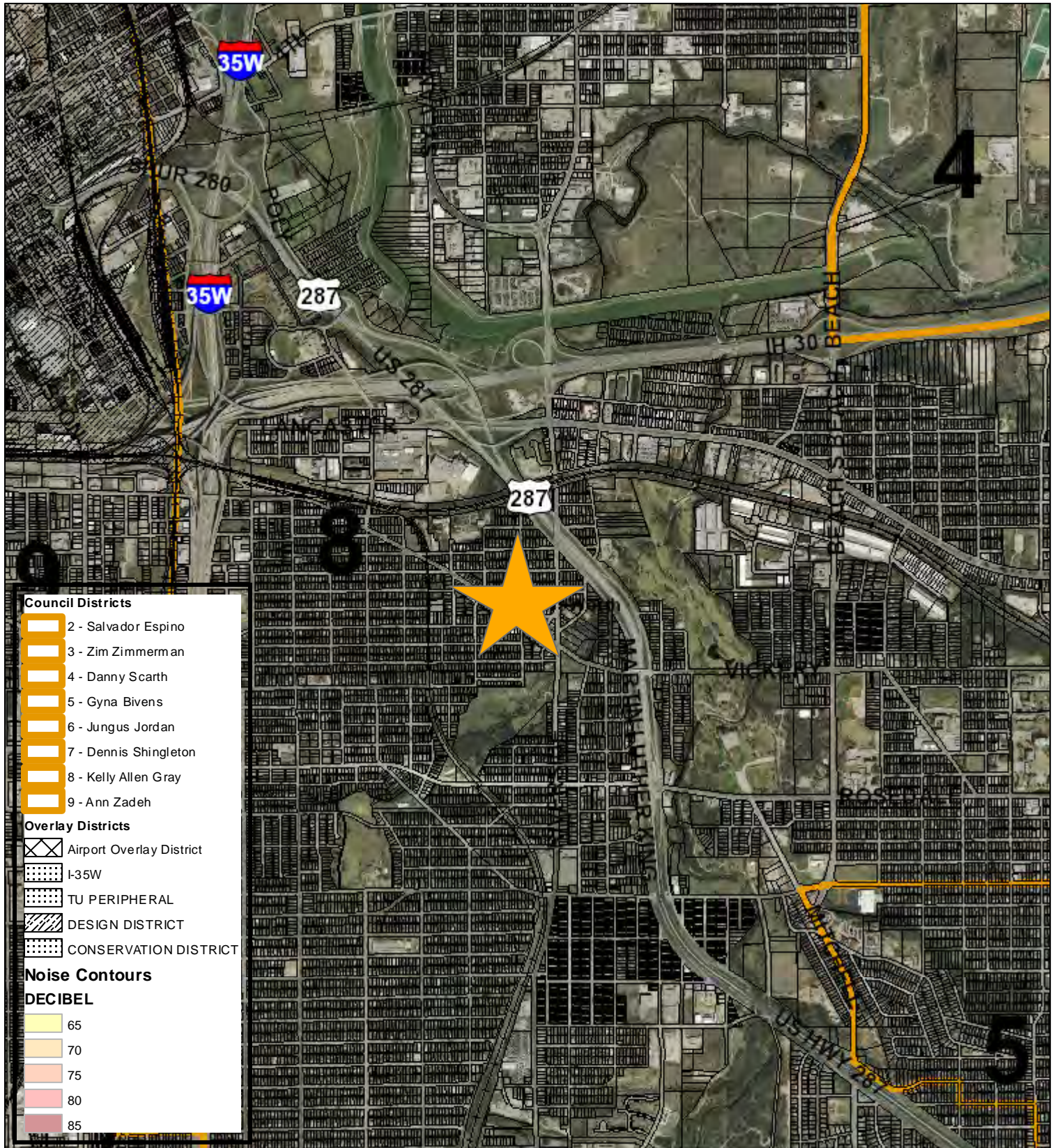
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



ZC-14-165

Area Map



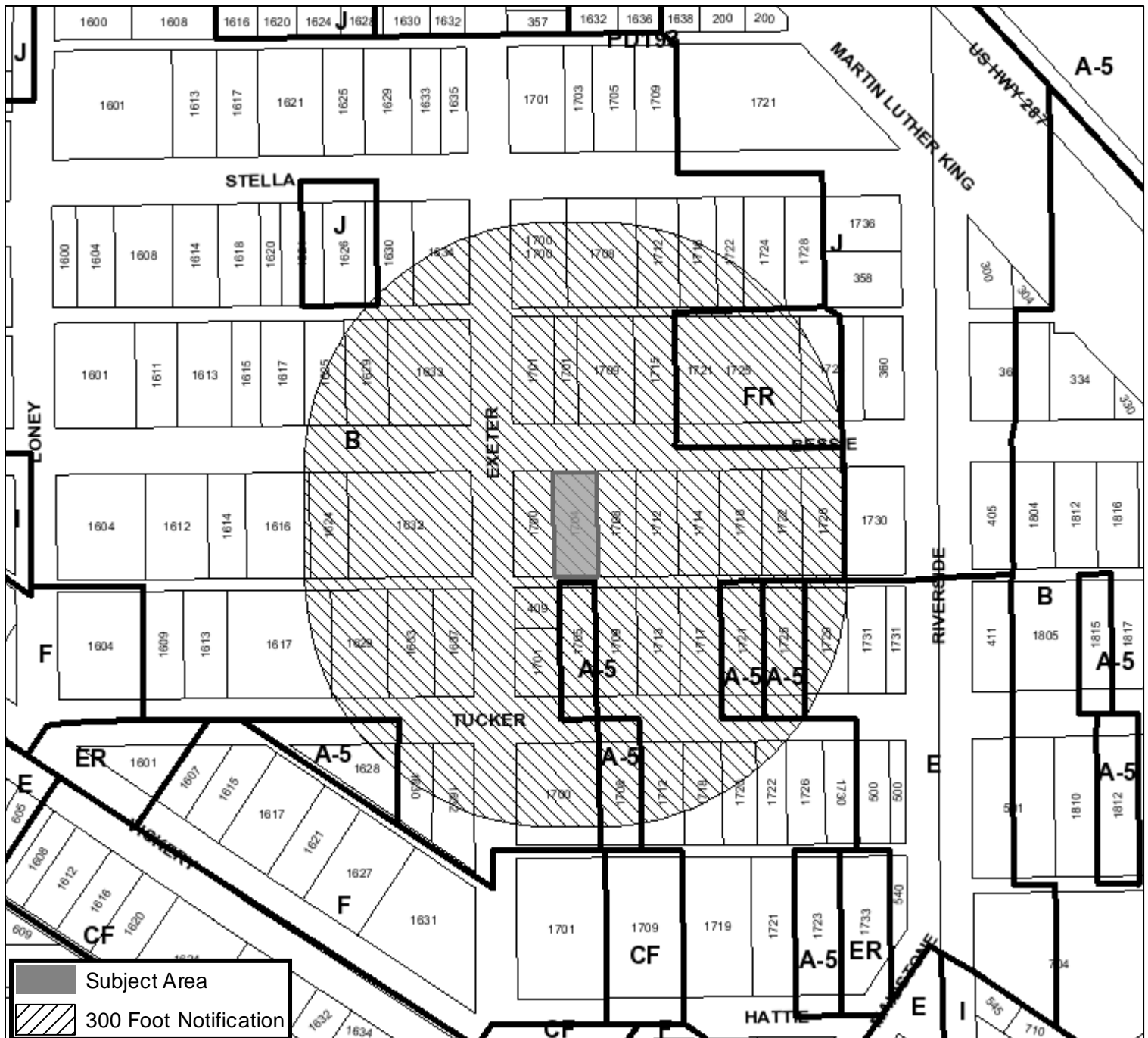
0 1,000 2,000 4,000 Feet



ZC-14-165

Area Zoning Map

Applicant: City of Fort Worth Planning & Development
Address: 1704 Bessie Street
Zoning From: B
Zoning To: A-5
Acres: 0.15050693
Mapsc0: 77H
Sector/District: Southside
Commission Date: 12/10/2014
Contact: 817-392-8043



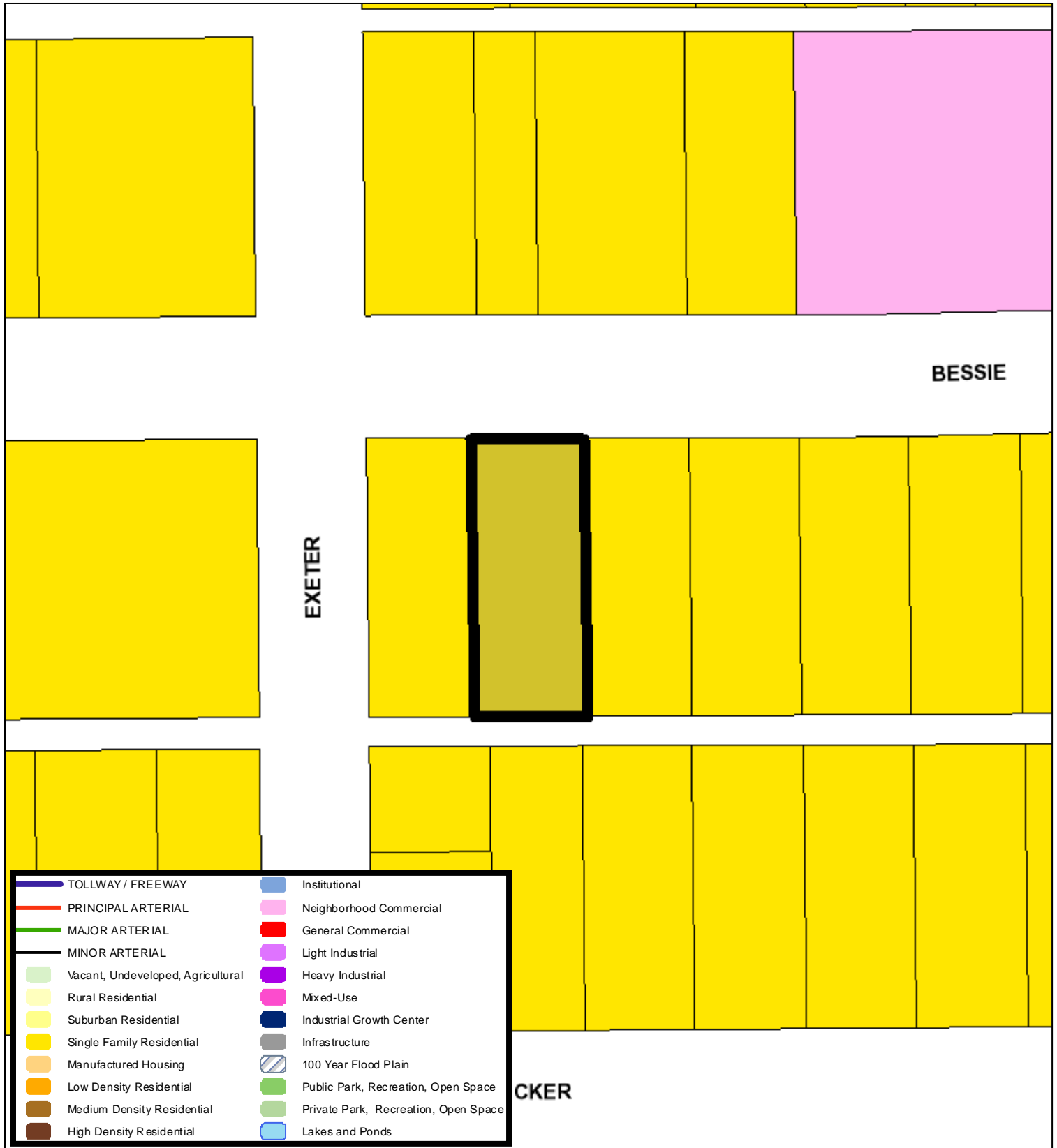
0 85 170 340 Feet

Created: 11/14/2014 1:53:36 PM



ZC-14-165

Future Land Use



60 30 0 60 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 18, 2014.





ZC-14-165

Aerial Photo Map



0 37.5 75 150 Feet





Case Number **ZC-14-166**

**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
December 10, 2014

Council District 9

Continued Yes ☐ No ☒
Case Manager Stephen Murray
Surplus Yes ☒ No ☐
Council Initiated Yes ☐ No ☒

Owner / Applicant: **City of Fort Worth Planning and Development**

Site Location: 540 W. Beddell Street Mapsco: 91J

Proposed Use: **Single-family**

Request: From: "B" Two-Family
To: "A-5" One-Family

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

City Council adopted a procedure regulating the review, zoning, and sale of surplus property. Upon satisfactory completion, the properties are offered for sale. The proposed site contains a single-family home and is located on Beddell Street near the corner of Hemphill Street.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102
Acreage: 0.10 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "B" Two-Family / single-family
East "B" Two-Family / single-family
South "B" Two-Family / single-family
West "B" Two-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
W Beddell.	Residential	Residential	No
Hemphill St	Major Arterial	Major Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Worth Heights	Hemphill Corridor Task Force
South Wayside	Trinity Habitat for Humanity
Rosemont	Streams & Valleys, Inc
Neighbors Working Together	Fort Worth ISD

Development Impact Analysis:**1. Land Use Compatibility**

Uses surrounding the proposed site are primarily Single-Family. The proposed "A-5" One-Family zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as single-family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

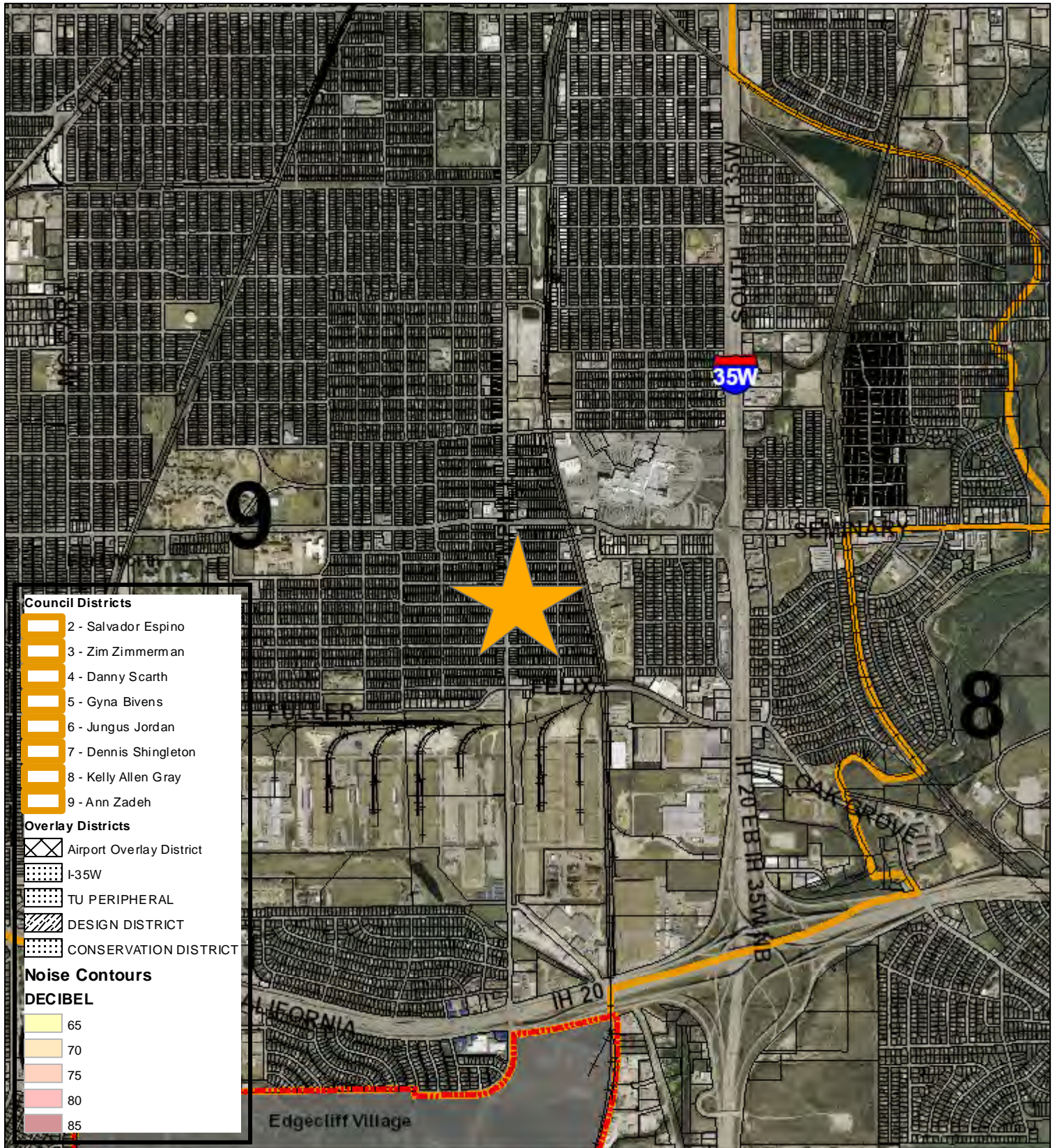
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



ZC-14-166

Area Map



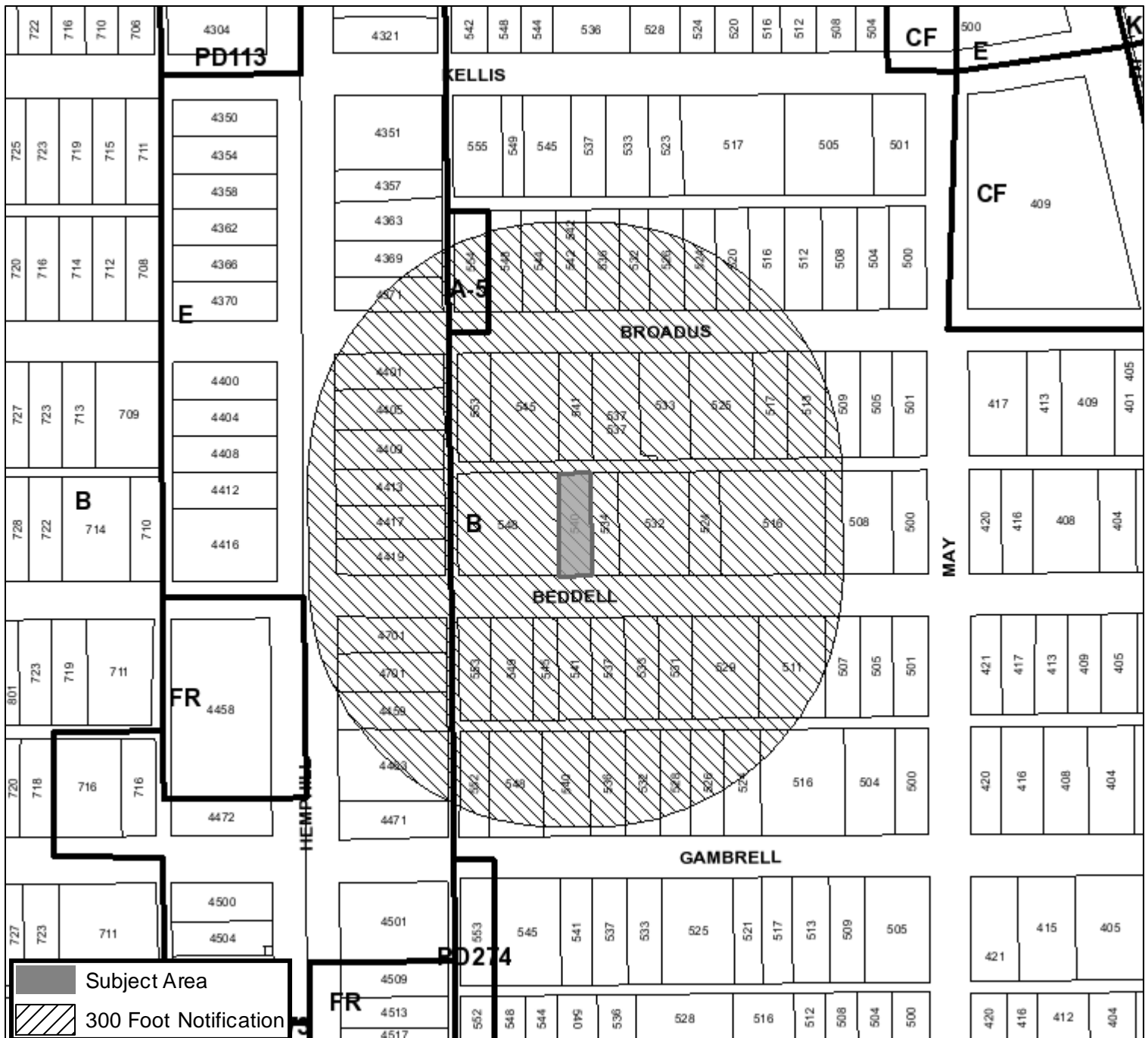
0 1,000 2,000 4,000 Feet



ZC-14-166

Area Zoning Map

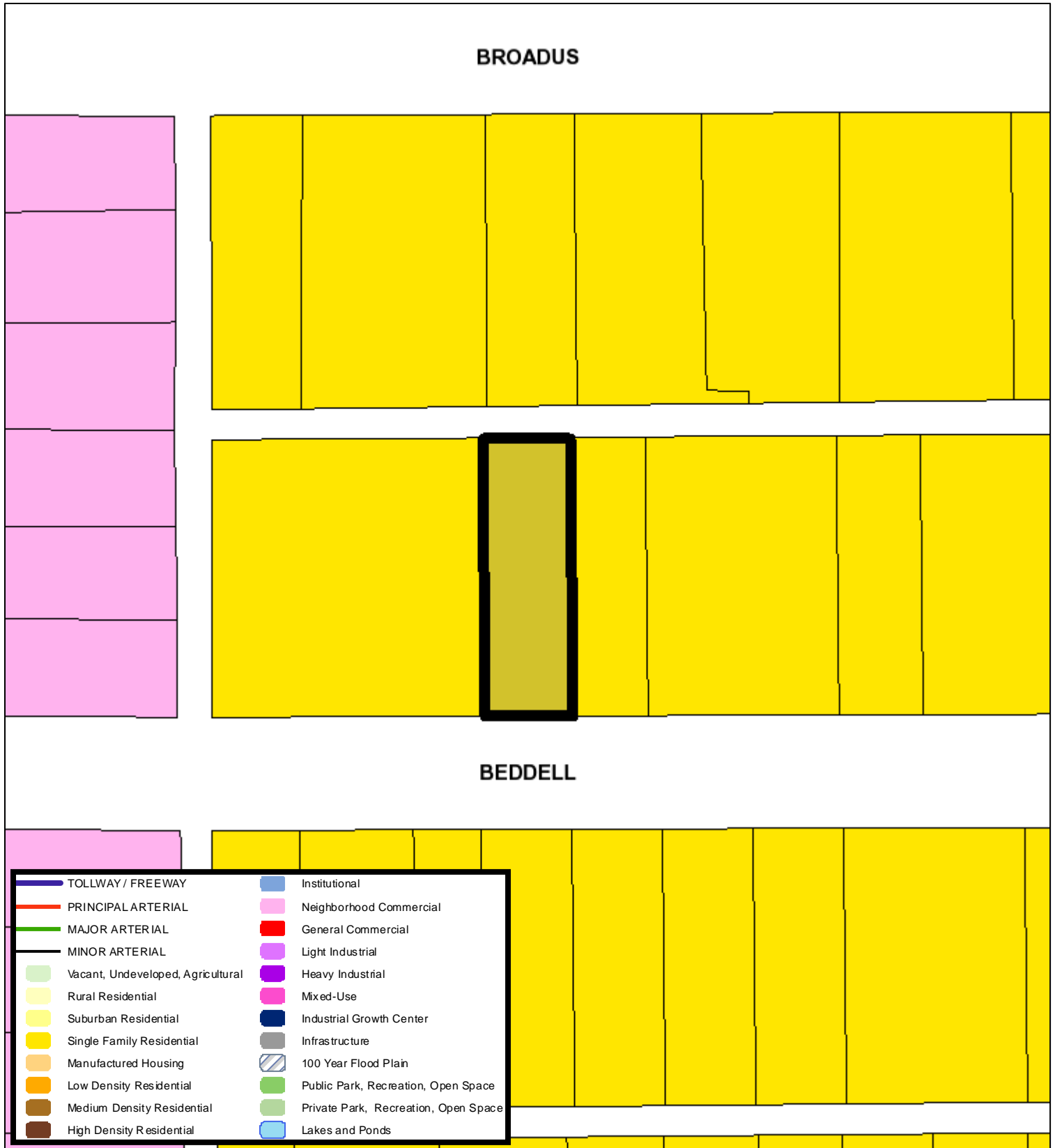
Applicant: City of Fort Worth Planning & Development
Address: 540 W. Beddell Street
Zoning From: B
Zoning To: A-5
Acres: 0.10866719
Mapsc0: 91J
Sector/District: Southside
Commission Date: 12/10/2014
Contact: 817-392-8043





ZC-14-166

Future Land Use



60 30 0 60 Feet

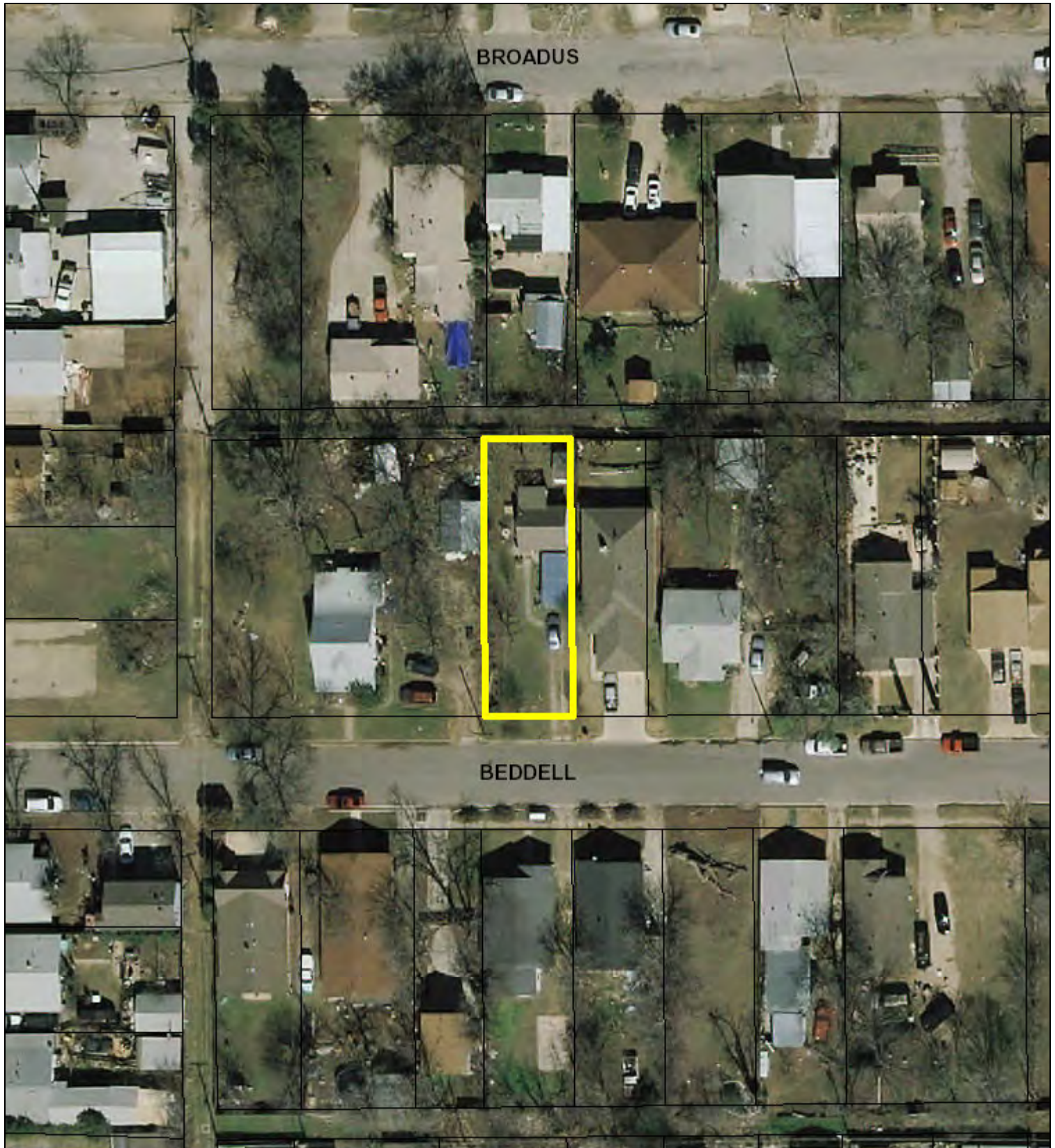
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 18, 2014.





ZC-14-166

Aerial Photo Map



0 35 70 140 Feet

